

FOR SALE
Prime Main Street Investment Property



4166 MAIN STREET
VANCOUVER, BC

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4166 MAIN STREET, VANCOUVER

LOCATION

The subject property is located on one of Main Street best blocks. Ideally situated between King Edward and 26th Avenues the property experiences tremendous exposure to pedestrian traffic as well as vehicular traffic. The eclectic mix of businesses draw locals and tourists from all over the city day and night.

Main Street is home to many of the cities most popular cafés, restaurants, fashion, lifestyle and specialty retail stores. Some of the nearby businesses include Helen's Grill, Windsor Meats, Yum Candy, Trafiq Bakery and Meet on Main to name a few.

BUILDING

The main floor is 1,997 sf and is 100% occupied by Casca Shoes. They have made extensive improvements to their space and use it for a combination of retail, office and small scale production.

The second floor consists of a spacious, private and bright 2 bedroom apartment which has been extensively renovated. Recent upgrades include:

- New windows
- New kitchen cabinets
- New washrooms
- New mud room
- New flooring
- New appliances
- New tankless hot water system
- New custom closets

EXECUTIVE SUMMARY

MUNICIPAL ADDRESS	4166 Main Street, Vancouver, BC
LEGAL DESCRIPTION	Lot 4, except the east 2 feet and west 10 feet now highways, block 31 district lot 631 plan 2273
PID	013-937-570
LOT AREA	2,505 sf
PROPERTY FRONTAGE	25 feet
BUILDING SIZE	2,836 square feet
ZONING	C-2
GROSS INCOME	\$151,495.00 Estimated
NET OPERATING INCOME	\$124,266.00* *Estimated based on 2021 expenses of \$27,229.00
COMMERCIAL LEASE DETAILS	Rentable Area: +/-1,997 sf Net Rent: \$42.00 psf (2022) Lease Expiry: April 2024 plus 5 year option
ASKING PRICE	\$3,398,000.00

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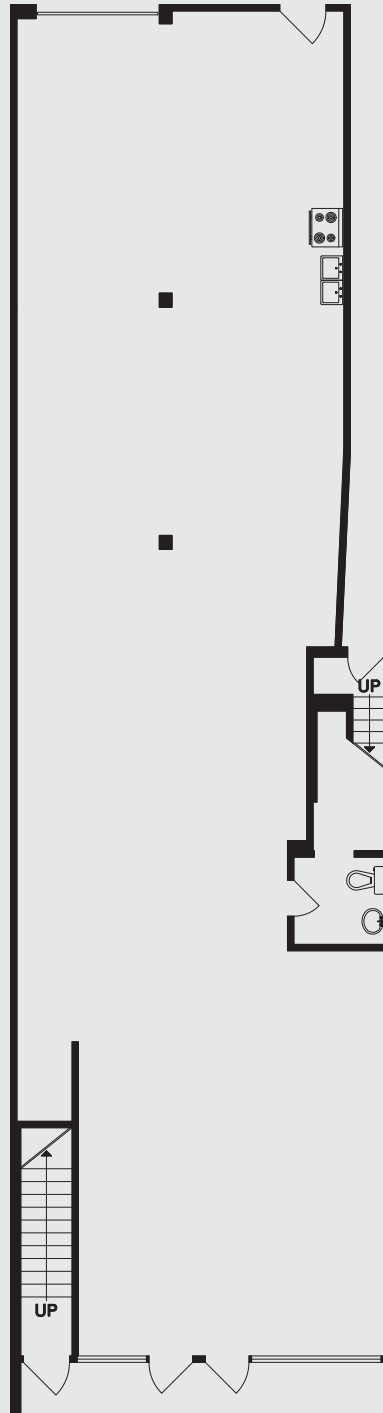
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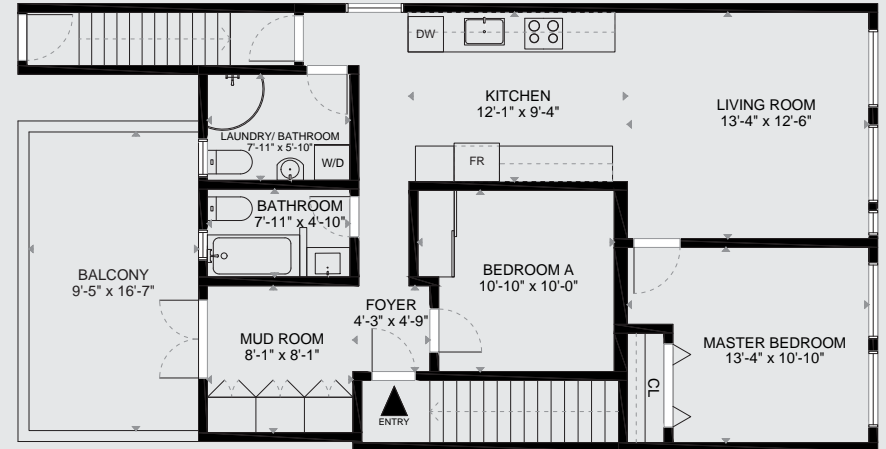
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FLOOR PLANS



◀ MAIN FLOOR

▼ SECOND FLOOR



▼ SUBJECT PROPERTY





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