

**FOR SALE**  
Prime Main Street Investment Property



**4413 MAIN STREET**  
**VANCOUVER, BC**

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# FOR SALE

4413 MAIN STREET, VANCOUVER

## LOCATION

The subject property is located on one of Main Street's best blocks. Ideally situated between 28th and 29th Avenue, 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 Vancouver's most popular cafés, restaurants, fashion, lifestyle and specialty retail stores. Some of the nearby businesses include BC Liquor Store, McDonald's, Nesters, BMO, CIBC, and many independent retailers..

## BUILDING

The main floor is 2,312 sf and the upper mezzanine level is an additional 378 sf fully occupied by Popeye's Chicken. The building was completed in 2023. Popeye's opened in June 2024.

As the building is completely new, some of the key features are:

- 25.5 foot ceilings
- Two parking stalls in rear
- 400 amp, 3 phase power
- Air conditioning
- Two 8'x 8' skylights
- Modern construction

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## EXECUTIVE SUMMARY

<b>MUNICIPAL ADDRESS</b>	4413 Main Street, Vancouver, BC
<b>LEGAL DESCRIPTION</b>	Lot 16, except portions in plan 4411 and reference plan 15093, block 8 West 1/2 of district lot 632 plan 476
<b>PID</b>	015-267-831
<b>LOT AREA</b>	3,327 sf
<b>PROPERTY FRONTAGE</b>	32.9 feet
<b>BUILDING SIZE</b>	2,690 square feet
<b>ZONING</b>	C-2
<b>NET OPERATING INCOME</b>	\$134,500.00
<b>COMMERCIAL LEASE DETAILS</b>	Rentable Area: 2,690 sf Net Rent: \$50.00 psf years 1-4 \$52.00 psf years 5-7 \$55.00 psf years 8-10
<b>LEASE EXPIRY</b>	May 31, 2034 plus 5 year option option
<b>ASKING PRICE</b>	\$4,188,000

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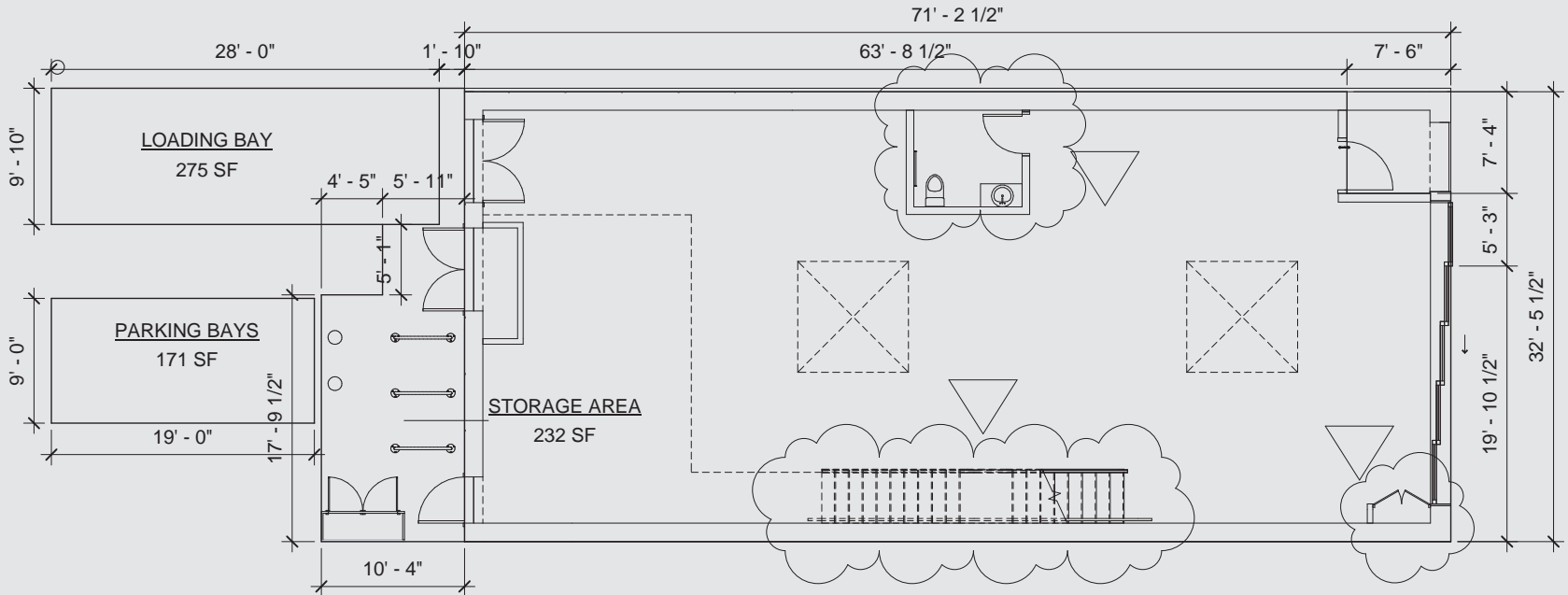
**EMAIL karim@karimwonsor.com**



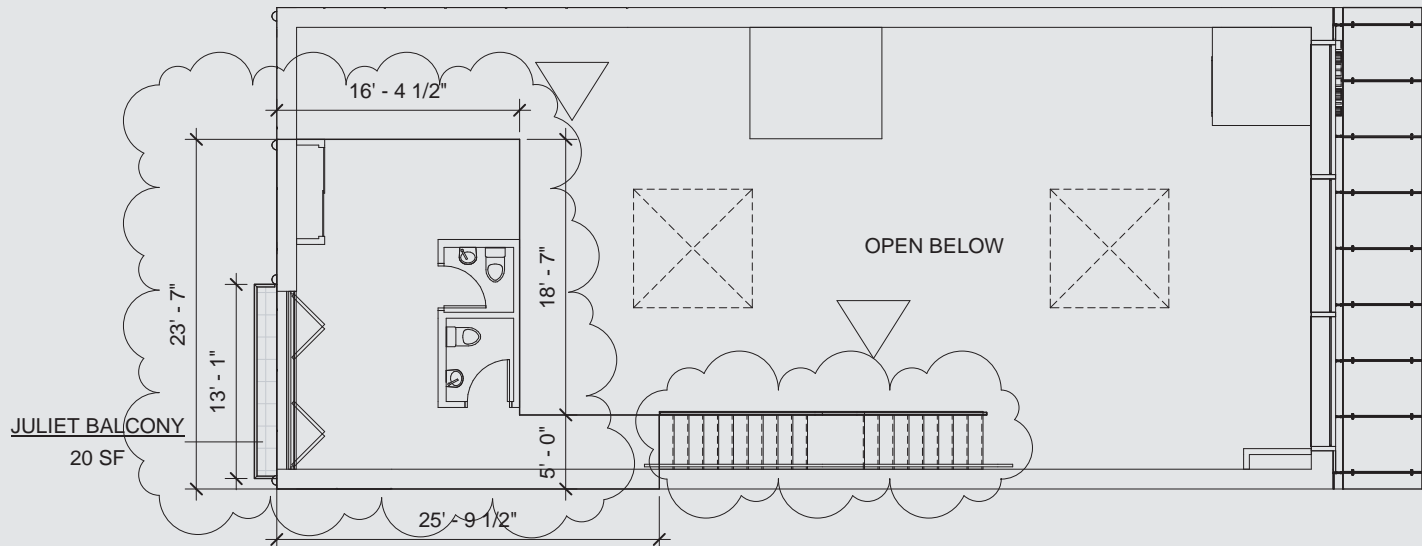


**FLOOR PLANS**

**MAIN FLOOR** ▶  
2,312 SF



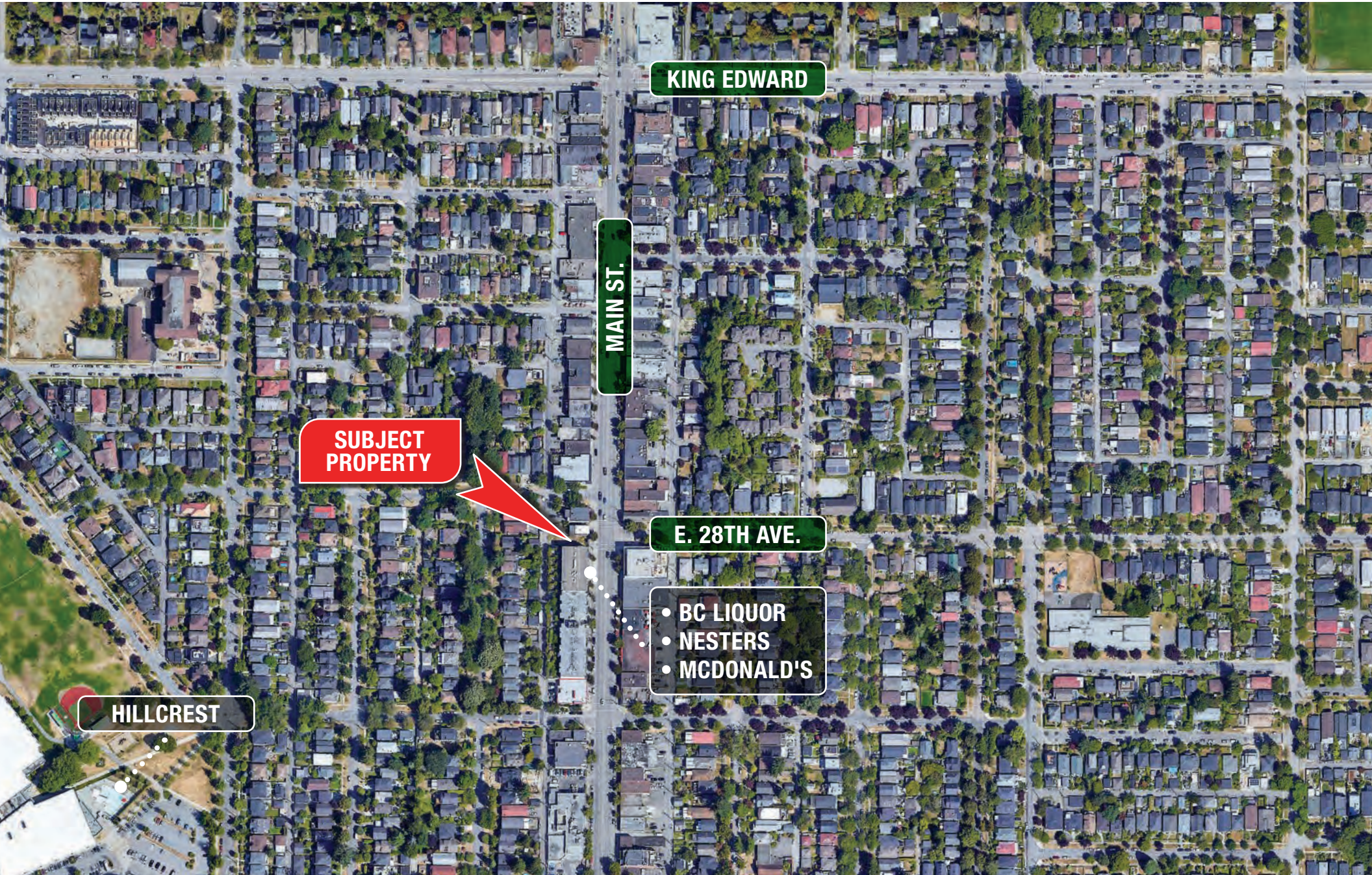
**MEZZANINE** ▶  
378 SF



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**KING EDWARD**

**MAIN ST.**

**SUBJECT  
PROPERTY**

**E. 28TH AVE.**

- BC LIQUOR
- NESTERS
- MCDONALD'S

**HILLCREST**