

**FOR SALE**  
Prime Main Street Investment Property

**PRICED TO SELL**



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

[www.karimwinsor.com](http://www.karimwinsor.com)

**KARIM WINSOR**  
Personal Real Estate Corporation

**TEL** 604 319 6439  
**EMAIL** [karim@karimwinsor.com](mailto:karim@karimwinsor.com)





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

## 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>CAP RATE</b>	3.75%

**NEW PRICE \$3,589,900**

The information contained herein (the "Information") is intended for informational purposes only and should not be relied upon by recipients hereof. Although the Information is believed to be correct, its accuracy, correctness or completeness cannot be guaranteed and has not been verified by Sutton Group or any of its affiliates. Sutton Group neither guarantees, warrants nor assumes any responsibility or liability of any kind with respect to the accuracy, correctness, completeness or suitability of, or decisions based upon or in connection with, the Information. The Information may change and property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Sutton Group.

**KARIM WINSOR**  
Personal Real Estate Corporation

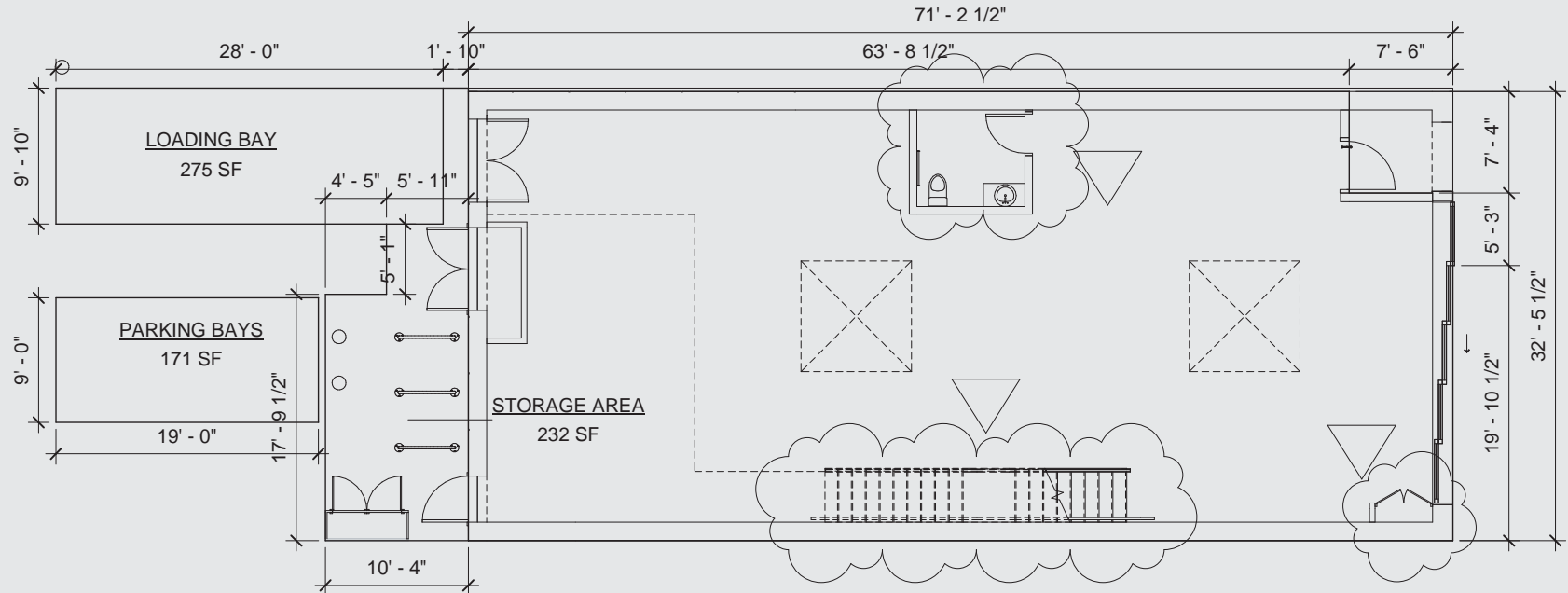
**TEL 604 319 6439**  
**EMAIL karim@karimwinsor.com**



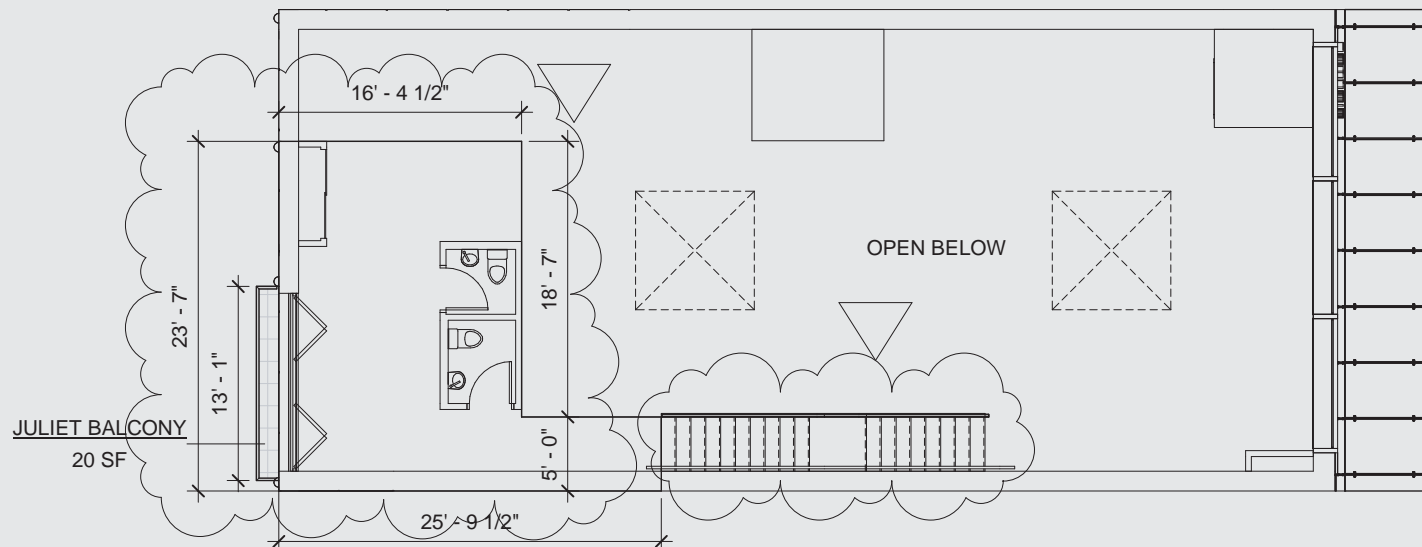


## FLOOR PLANS

### MAIN FLOOR ► 2,312 SF



### MEZZANINE ► 378 SF





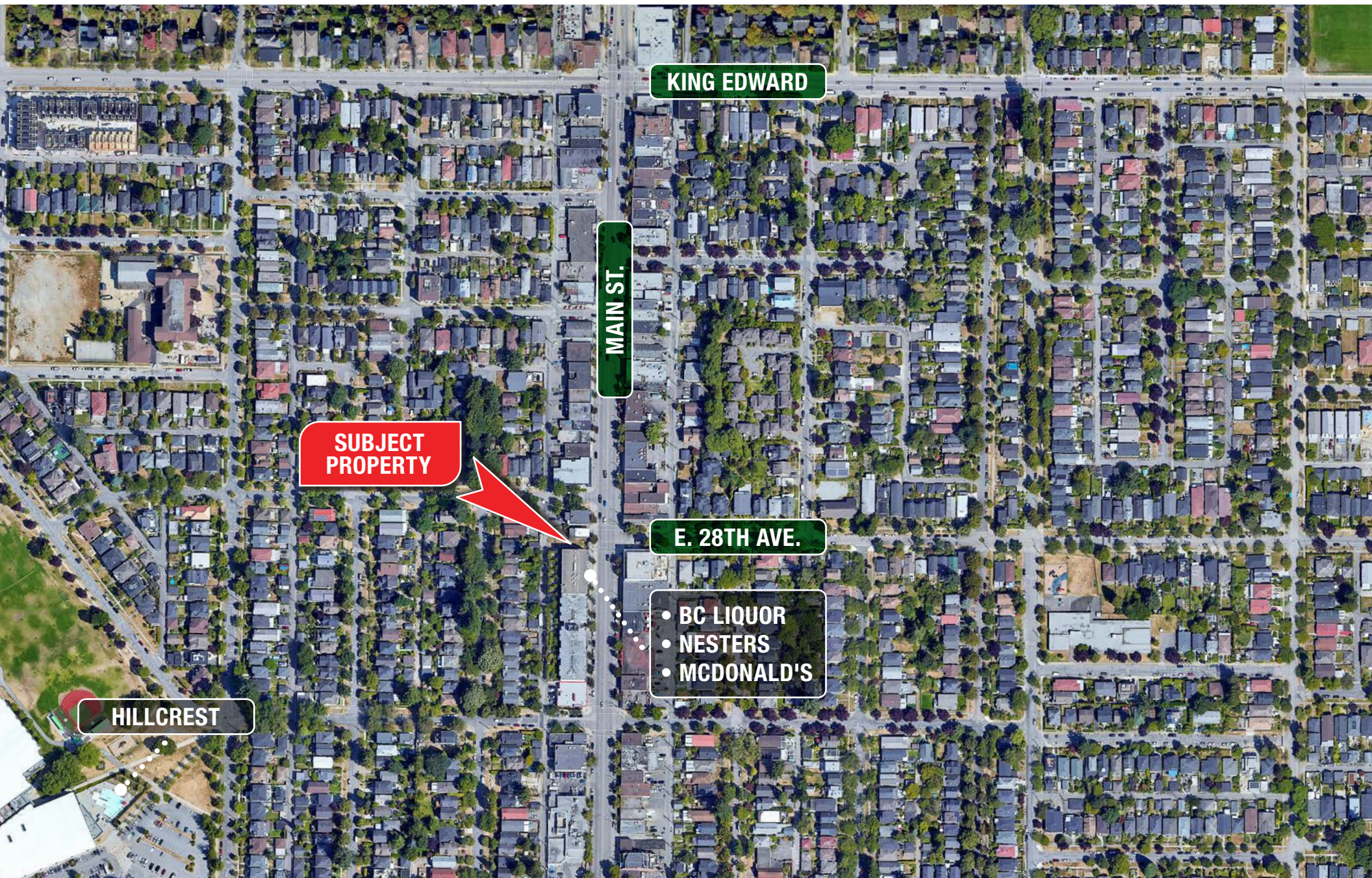
**KARIM WINSOR**  
Personal Real Estate Corporation

**TEL** 604 319 6439  
**EMAIL** karim@karimwinsor.com



**FOR SALE**

4413 MAIN STREET, VANCOUVER



KING EDWARD

MAIN ST.

SUBJECT  
PROPERTY

E. 28TH AVE.

- BC LIQUOR
- NESTERS
- MCDONALD'S

HILLCREST