

PRICED TO SELL
NOW ASKING
\$2,199,000

FOR SALE
Prime Main Street Investment Property



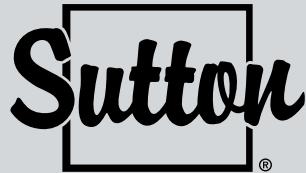
**2729 MAIN STREET
VANCOUVER, BC**

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Sutton
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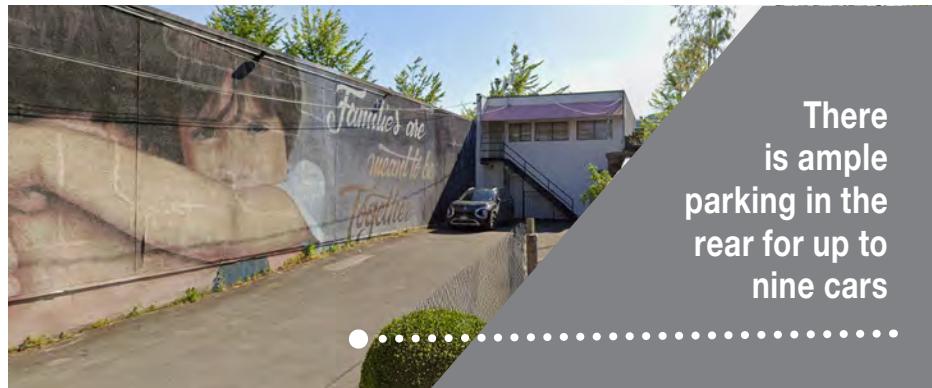
LOCATION

The property is located between 11th and 12th Avenues on Main street. This location is two blocks from the future Mount Pleasant SkyTrain located at Broadway and Main Street and minutes away from the future St. Paul's Hospital. The building is located on the west side of the street with ample parking in the rear and street front parking.

The property is close to many popular restaurants and bars including Sing Sing, Lucy's Diner, Kensington Judo, Grantree Furniture and many other independent shops and restaurants.

BUILDING

The main floor is 912 square feet and was previously occupied by a travel agency. The 2nd level is also 912 square feet and was occupied by an accounting office. The building has a business license for financial services. The building is connected by an interior stairwell and can also be separated into two units. There is ample parking in the rear for up to 9 cars. Heating is forced air with gas powered hot water heating



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EXECUTIVE SUMMARY

MUNICIPAL ADDRESS	2729 Main Street, Vancouver, BC
LEGAL DESCRIPTION	Lot F Block 39 District Lot 302 Plan 2566
PID	013-639-030
LOT AREA	3,313 sf
PROPERTY FRONTAGE	25 feet
BUILDING SIZE	1,824 square feet
ZONING	C-3A

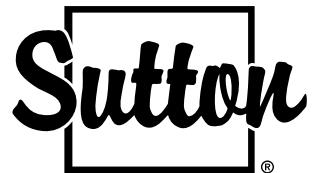
NEW PRICE \$2,199,900

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