



PRICED TO SELL  
NOW ASKING  
\$2,699,000

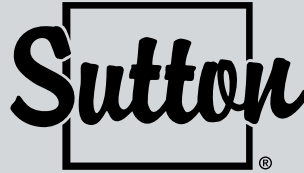
**FOR SALE**  
Prime Main Street Investment Property

**2729 MAIN STREET**  
VANCOUVER, BC

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

**KARIM WINSOR**  
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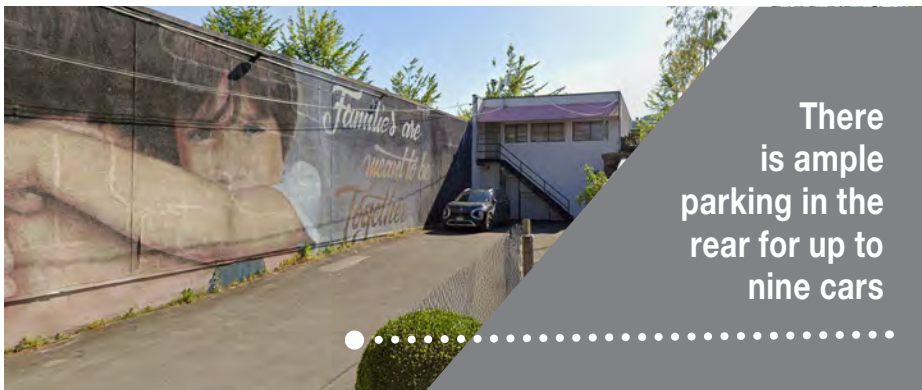
## LOCATION

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



## EXECUTIVE SUMMARY

|                          |                                           |
|--------------------------|-------------------------------------------|
| <b>MUNICIPAL ADDRESS</b> | 2729 Main Street, Vancouver, BC           |
| <b>LEGAL DESCRIPTION</b> | Lot F Block 39 District Lot 302 Plan 2566 |
| <b>PID</b>               | 013-639-030                               |
| <b>LOT AREA</b>          | 3,313 sf                                  |
| <b>PROPERTY FRONTAGE</b> | 25 feet                                   |
| <b>BUILDING SIZE</b>     | 1,924 square feet                         |
| <b>ZONING</b>            | C-3A                                      |

**NEW PRICE \$2,699,900**

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