

# FOR SALE

## 2525

MAIN STREET  
Vancouver | BC

Main Street Value  
Add/Redevelopment  
Opportunity Located  
Next To The Future Mount  
Pleasant Station



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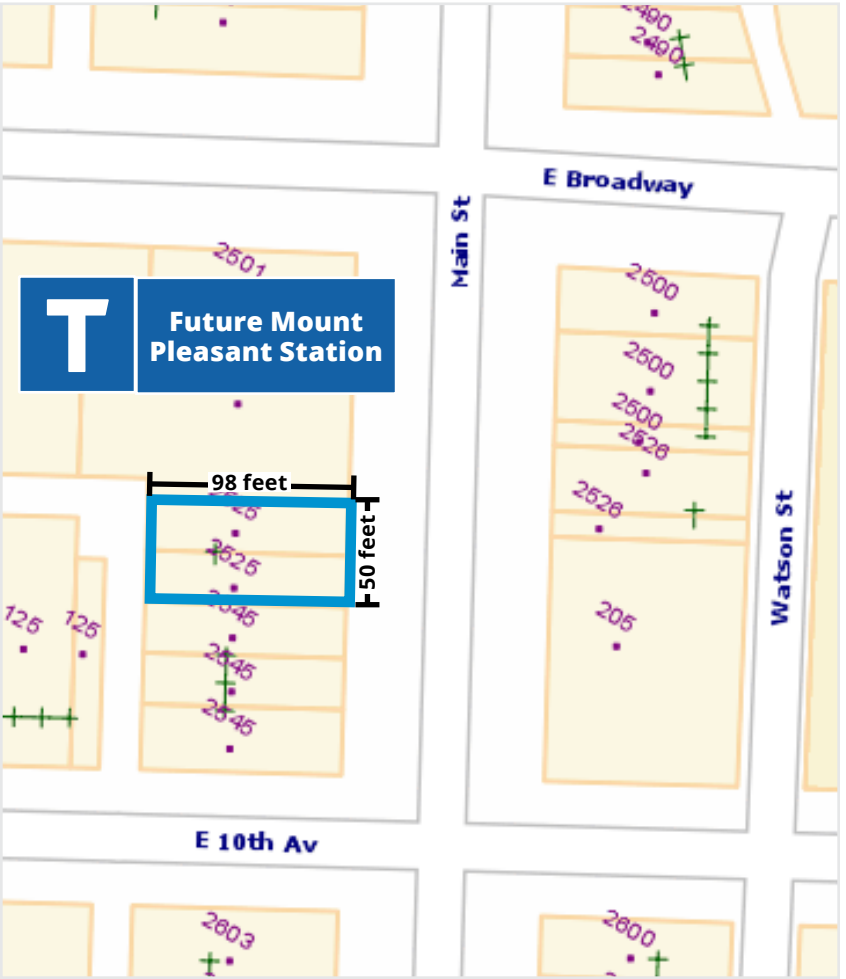


KEY HIGHLIGHTS |

- › Ideally located near four major arterial roads: Main Street, Broadway, Kingsway, and 12th Ave as well as the 10th Ave bike route which is one of the most active in Vancouver (the main mid-town east-west connector)
- › In the heart of Vancouver’s fastest growing neighborhood - Mount Pleasant
- › Strong tenant demand in the immediate area
- › Directly beside the future Mount Pleasant Station rapid transit

SALIENT FACTS |

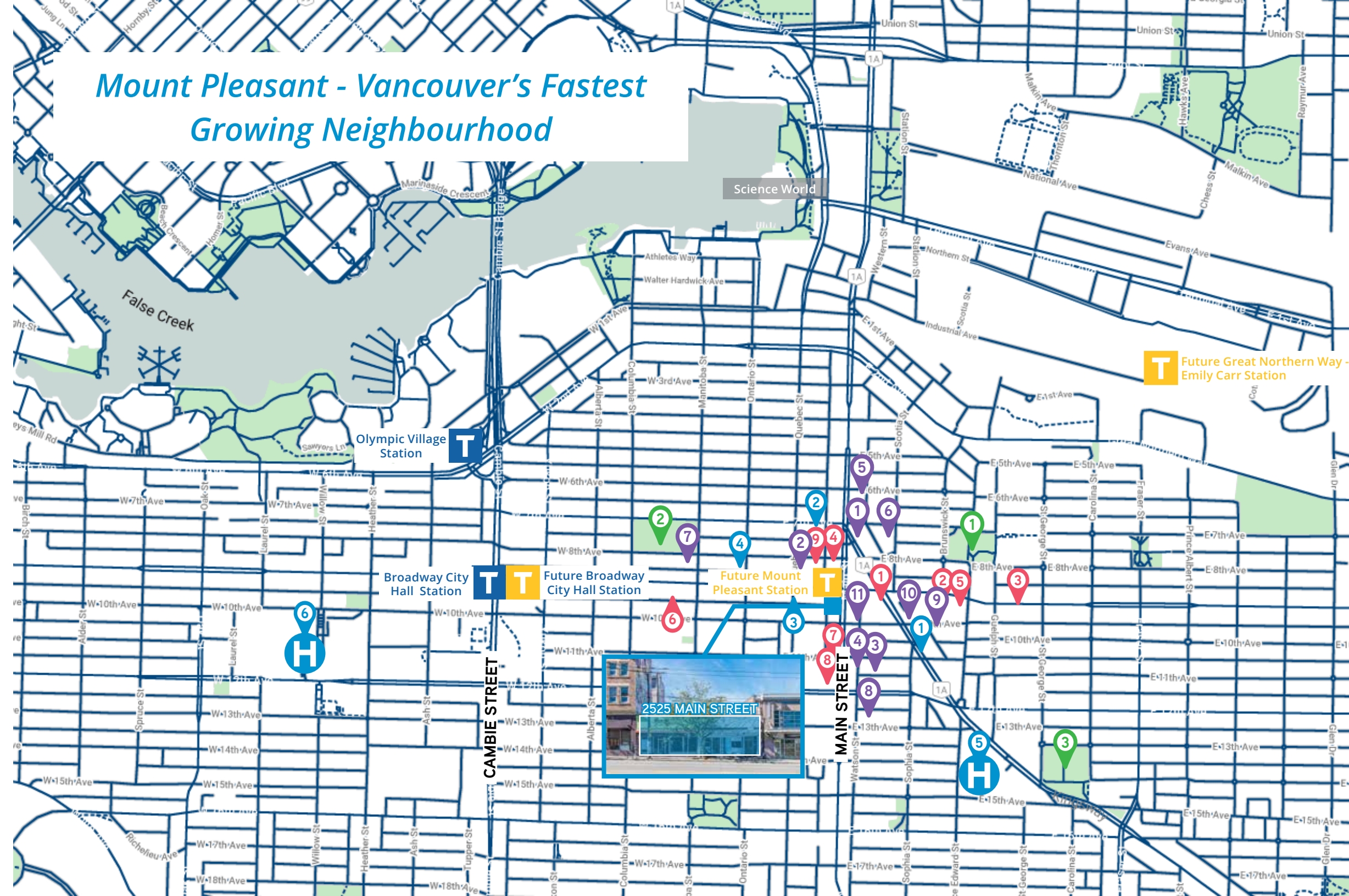
Civic Address	2525 Main Street, Vancouver
Legal Description	LOT D, EXCEPT THE WEST 2 FEET NOW LANE, BLOCK 28 DISTRICT LOT 302 PLAN 1246; LOT E, EXCEPT THE WEST 2 FEET NOW LANE, BLOCK 28 DISTRICT LOT 302 PLAN 1246
PID	004-914-899; 004-914-902
Location	The subject property is located mid-block on the west side of Main Street north of East Broadway in the popular Mount Pleasant neighbourhood.
Frontage	50 feet
Depth	98 feet
Site Area	4,896 SF
Building Size	3,700 SF (approximate)
Zoning	C-3A (3.0 FSR)
Commercial Tenants	Kafka's Coffee Lil Bird Sandwich Co.
Gross Taxes (2020)	\$43,567.20
New Price:	<del>\$7,188,000</del> <b>\$6,597,000</b>







## Mount Pleasant - Vancouver's Fastest Growing Neighbourhood



### AMENITIES |

#### RETAIL

1. Nesters Market
2. Buy-Low Foods
3. Kim's Mart
4. 8th & Main
5. Mark's
6. Sport Chek
7. The Corner
8. Denman Cycles
9. F as in Frank

#### SERVICES

1. Spin Society
2. Yoga on 7th
3. Mount Pleasant Optometry Centre
4. Scotiabank
5. Mount Saint Joseph's Hospital
6. Vancouver General Hospital

#### PARKS

1. Guelph Park
2. Jonathon Rogers Park
3. Robson Park

#### RESTAURANTS /BREWERY

1. Como Taperia
2. Fable
3. The Cascade Room
4. Tocador
5. Brassneck Brewing
6. Main Street Brewing
7. 33 Acres
8. Sing Sing
9. Thierry
10. Pur and Simple
11. Ignite Pizzeria

#### RECREATION

1. Mount Pleasant Community Centre
2. Vancouver Public Library, Mount Pleasant Branch



Bike Score

97



Walk Score

97



Population

36,500

(2019)



Average Household Income

\$68,855





## CURRENT ZONING |

The Property is currently zoned C-3A (Commercial district). The intent of this zoning is “to provide for a wide range of goods and services, to maintain commercial activities, specialized services and some light manufacturing enterprises while preserving the character and general amenity of the area and its immediate surroundings, and to provide for dwelling uses designed compatibly with commercial uses”. The maximum density permitted under the C-3A zoning bylaw for any permissible redevelopment is a 3.0 floor space ratio (FSR) or 3 times the site area, which equates to 14,688 buildable square feet (BSF).







## OFFERING PROCESS |

Prospective purchasers are invited to submit Offers to Purchase the Property through Colliers for consideration by the Vendor. Any Offer to Purchase the Property (the “Offer”) is to be submitted to Colliers on the Vendor’s standard offering form; available upon request from Colliers.



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