

**FOR SALE**



## 2801 MAIN STREET, VANCOUVER

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**10,000**  
SF Land



**C2-C**  
Zoning



**5,527 SF**  
Net Rentable  
Area



**100' X 100'**  
Site Dimensions



**\$90,822**  
Avg Household  
Income\*



**98**  
Walk Score™



**Skytrain**  
Proposed Main  
& Broadway

\*3km radius



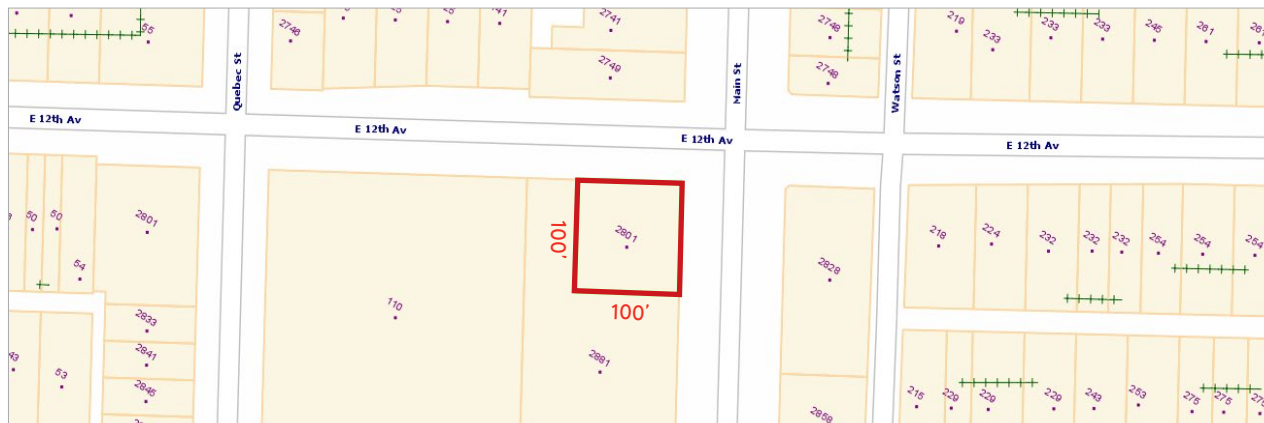
## SALIENT FACTS

Civic Address	2801 Main Street, Vancouver, BC
Legal Address	LOT B OF LOTS 6 TO 9 BLOCK 42 DISTRICT LOT 302 PLAN 7735 PID: 010-339-591
Location	Located on the southwest corner of Main Street and East 12th Avenue in Vancouver's Mount Pleasant neighbourhood
Site Area	10,000 SF
OCP	Mount Pleasant Community Plan
Zoning	C-2C Commercial (3.0 FSR)
Current Improvements	Currently improved with a retail building with 5 tenants built in circa 2007
Taxes (2018)	\$107,107.20
Current Assessments (2019)	Land: \$15,220,000 Buildings: \$14,100 Total: \$15,234,100

## INVESTMENT HIGHLIGHTS

- Main Street has become one of Vancouver's most popular high streets and was named one of the top 15 "coolest streets" in North America
- Capitalize on unprecedented demand for retail space in Vancouver's trendy Mount Pleasant neighbourhood
- Location on the corner of two major thoroughfares provides potential for unparalleled retail exposure
- Favourable C-2C zoning allows for mixed-use development up to 3.0 FSR
- Located in the Broadway Plan area within 500 meters of the proposed rapid transit station on the corner of Main Street at East Broadway, which provides potential for future intensification of the site

## Site Plan



## ASKING PRICE

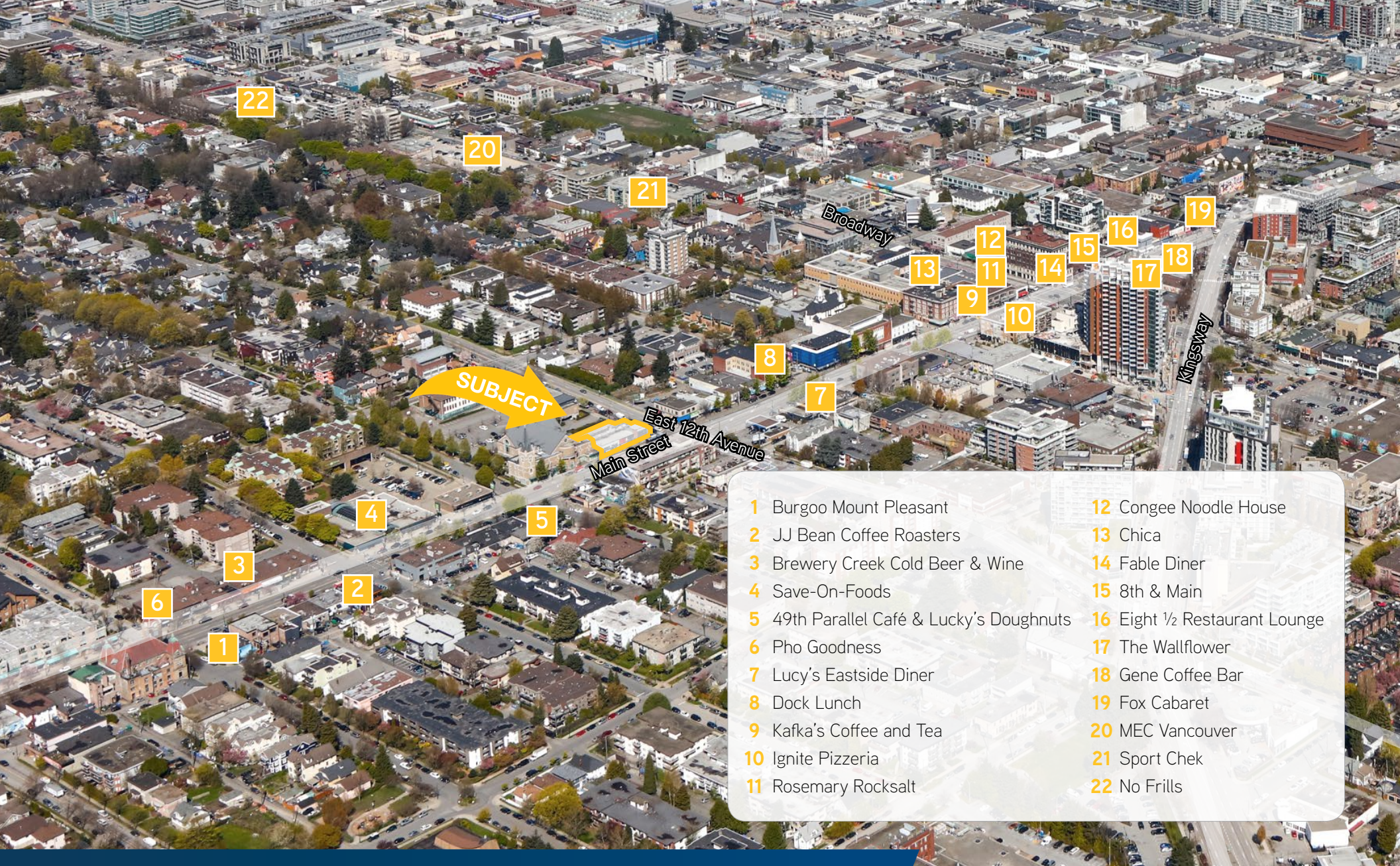
\$13,288,000

## OFFERING PROCESS

Detailed information package is available upon request, please contact the listing agents to learn more about the offering process.

Offers will be reviewed on an "as and when presented" basis.





- |  |                              |
|--|------------------------------|
| 1 Burgoo Mount Pleasant                  | 12 Congee Noodle House       |
| 2 JJ Bean Coffee Roasters                | 13 Chica                     |
| 3 Brewery Creek Cold Beer & Wine         | 14 Fable Diner               |
| 4 Save-On-Foods                          | 15 8th & Main                |
| 5 49th Parallel Café & Lucky's Doughnuts | 16 Eight ½ Restaurant Lounge |
| 6 Pho Goodness                           | 17 The Wallflower            |
| 7 Lucy's Eastside Diner                  | 18 Gene Coffee Bar           |
| 8 Dock Lunch                             | 19 Fox Cabaret               |
| 9 Kafka's Coffee and Tea                 | 20 MEC Vancouver             |
| 10 Ignite Pizzeria                       | 21 Sport Chek                |
| 11 Rosemary Rocksalt                     | 22 No Frills                 |

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