

FOR SALE

RETAIL INVESTMENT PROPERTY

4554 Main Street, Vancouver, BC

IDEALLY SITUATED
MAIN STREET PROPERTY



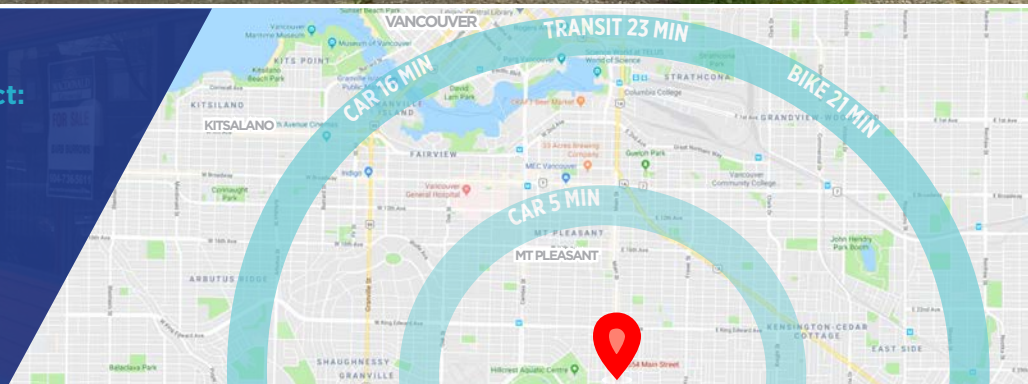
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Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

Downtown Vancouver

**WALK SCORE****Walker's Paradise**

Daily errands do not require a car

**TRANSIT SCORE****Good Transit**

Many nearby public transportation options

**BIKE SCORE****Bikeable**

Flat as a pancake, some bike lanes

LOCATION

The property is located on the east side of Main Street, between 29th Ave. and 30th Ave. Main Street is a north south arterial route that connects Vancouver to Downtown. Situated in the Riley Park neighbourhood, with close proximity to Nat Bailey Stadium, Hillcrest Park and the 52-hectare Queen Elizabeth Park. Easy access to transit with a bus stop just steps away or an 18 minute walk to the King Edward Skytrain.

This area is known as a shoppers paradise, with locally designed clothing, handcrafted homewares, minimalist furniture and trendy coffee shops and restaurants. Notable retailers in the immediate area include Nesters Market, BC Liquor Store, CIBC, West Coast Kids, Pharmasave, East is East, Continental Coffee and Matchstick Coffee.

PROPERTY DESCRIPTION

The property has 25 feet of frontage on Main Street and a depth of 112 feet totaling 2,800 square feet.

The property is improved with a single storey concrete building with basement, built circa 1985. There is surface parking at the rear of the building that can accommodate six cars.

TENANCY

The property can be delivered vacant at closing.

PROPERTY INFORMATION

Address	4554 Main Street, Vancouver, BC
Site Size	2,800 sqft
Building Size	Ground Floor: 1,514 sqft Basement: 1,514 sqft
PID	013-437-810
Legal	Plan # VAP2734, Lot 1, Block 11, LotDist 633, LandDist 36
Zoning	C-2 permitting a wide variety of commercial and residential use.
FSR	2.5 (Maximum Floor Space Ratio)
Taxes	\$21,231.54 (2017)
Projected Income	\$66,620.00 / Annum
Projected Cap Rate	2.08%

ASSESSED VALUE (2017)

Land	\$ 2,415,000.00
Improvement:	\$ 3,500.00
TOTAL	\$ 2,418,500.00

PRICE

\$3,200,000.00

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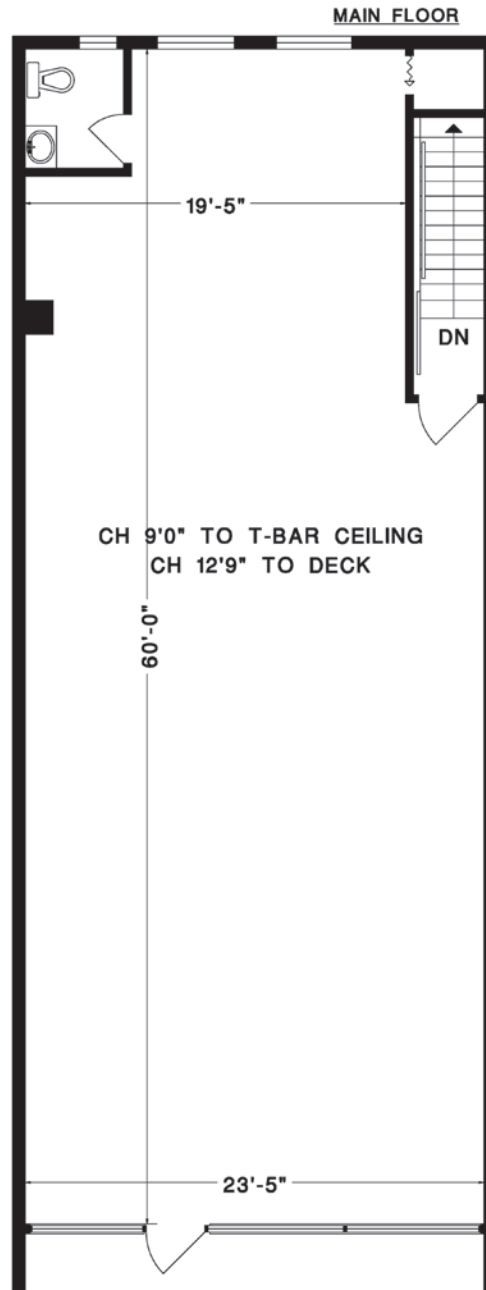
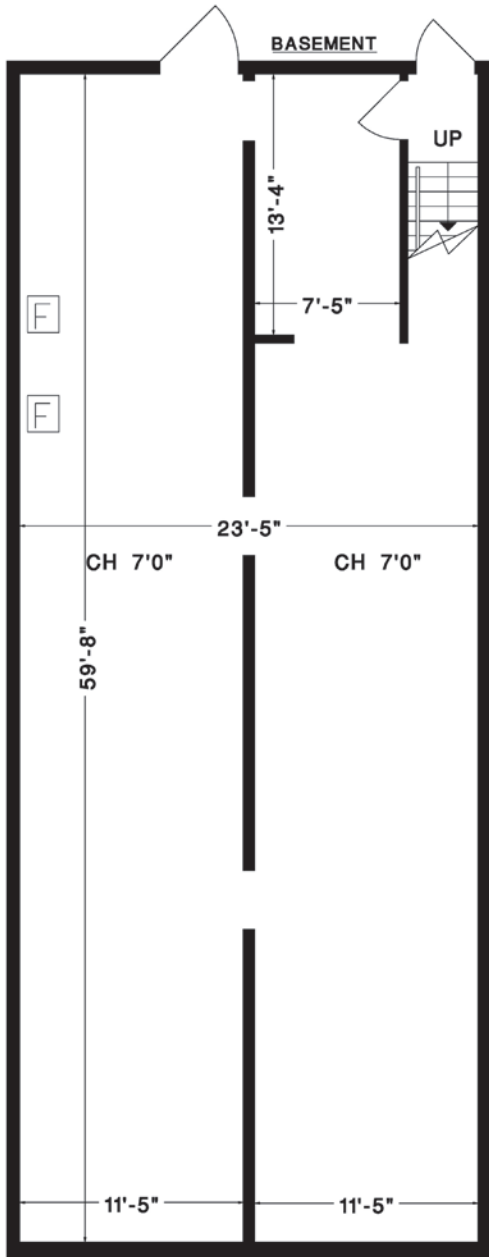
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