

FOR SALE

416 & 426 MAIN STREET

Vancouver, BC



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**Personal Real Estate Corporation*

Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL

Subject Properties



416 & 426 Main Street

Vancouver, BC

OPPORTUNITY

Macdonald Commercial is pleased to present the opportunity to acquire 416-426 Main Street, Vancouver, BC - a consolidated 9,000 sf site with 75 feet of prime frontage located in the heart of Chinatown, an area renowned for its cultural significance and ongoing revitalization. The offering comprises two adjacent parcels: 416 Main Street, a 3,000 sf lot improved with a single-storey commercial building built in 1954 and fully leased to a restaurant tenant, and 426 Main Street, a 6,000 sf lot improved with a 2-storey, 7,020 sf building constructed in 1901 and fully occupied by a diverse mix of retail and office tenants. This professionally managed property provides investors with steady income, future revenue growth potential, and significant redevelopment opportunities in one of Vancouver's most dynamic and historically rich neighborhoods.

LOCATION

The property is situated on the east side of Main Street between Hastings Street to the north and Pender Street to the south, within Vancouver's Downtown Eastside and the historic Chinatown neighborhood. This highly accessible location benefits from excellent public transportation options and is just minutes from Downtown Vancouver and the new St. Paul's Hospital. Renowned for its rich history, Chinatown is home to a diverse array of amenities, cultural landmarks, and community services, making it a vibrant and evolving area within the city.

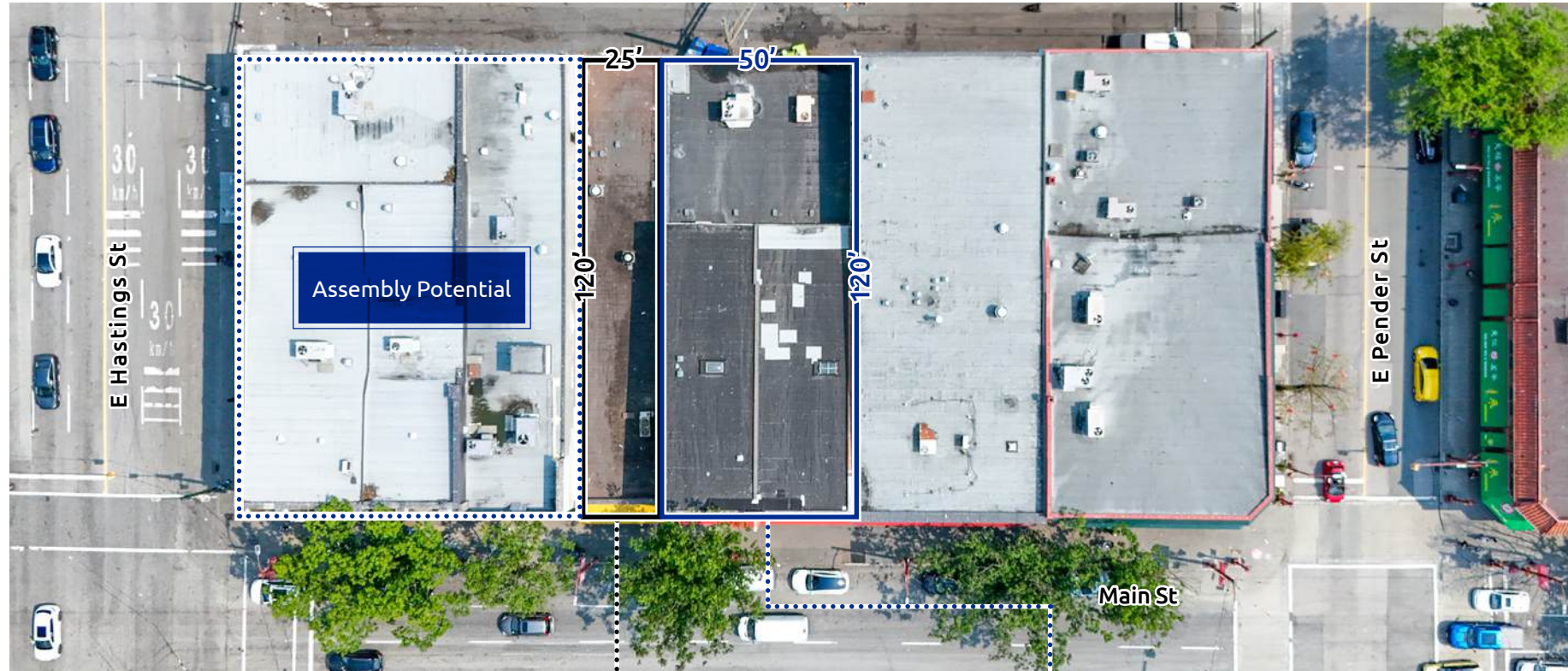


E Hastings St

E Pender St

Main St

SALIENT DETAILS



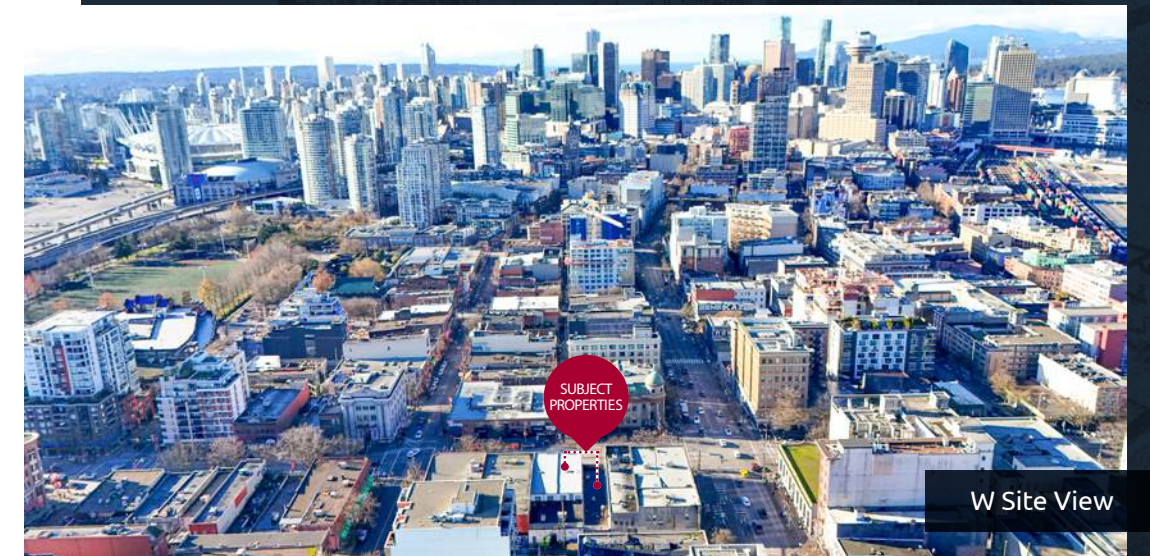
Civic Address	416 MAIN STREET	426 MAIN STREET
Property Identifier	015-680-142	015-680-401; 015-680-207
Legal Description(s)	Re-amended Lot 4 (Explanatory Plan 3974) Block 11 District Lot 196 Plan 184	Lot 5, Except The North 0.25 Feet, Block 11 District Lot 196 Plan 184; Amended Lot 6 (see 42303L) Block 11 District Lot 196 Plan 184
Zoning	HA-1A	HA-1A
Site Size	3,000 sf	6,000 sf
Total Site Size	9,000 sf	
Site Dimensions	25 ft x 120 ft	50 ft x 120 ft
Improvements	Store(s) and service commercial	Store(s) and offices
Building Size	3,000 sf	7,020 sf
Year Built	1954	1901
Property Tax (2025)	\$27,691.50	\$56,218.40
Net Operating Income	Contact Listing Agent	
Sale Price	Contact Listing Agent	



NE Site View



SE Site View



W Site View



PROPERTY USE

Zoning Bylaw - HA-1A

The HA-1A zoning designation for the properties supports a diverse range of uses, promoting a combination of residential, office, and retail activities that complement each other and the community. Permitted uses, both outright and conditional, span a wide range of possibilities, accommodating various space uses including:

- Agricultural Uses (Urban)
- Cultural and Recreational Uses
- Dwelling Uses
- Institutional Uses
- Manufacturing Uses
- Office Uses
- Parking Uses
- Retail Uses
- Service Uses (Incl. Hotel)
- Transportation and Storage Uses
- Utility and Communication Uses
- Wholesale Uses

Density & Floor Area

The maximum floor space ratio is:

- 5.35 for all uses combined (**48,150 sf buildable**)
- 3.50 for dwelling uses, provided that the floor space ratio for non-dwelling uses is at least 1.50

Maximum Building Height

- 21.3 m (70 ft) and 6 storeys

Further details on zoning allowances are provided in the full zoning bylaw, accessible in the data room through the listing agent.

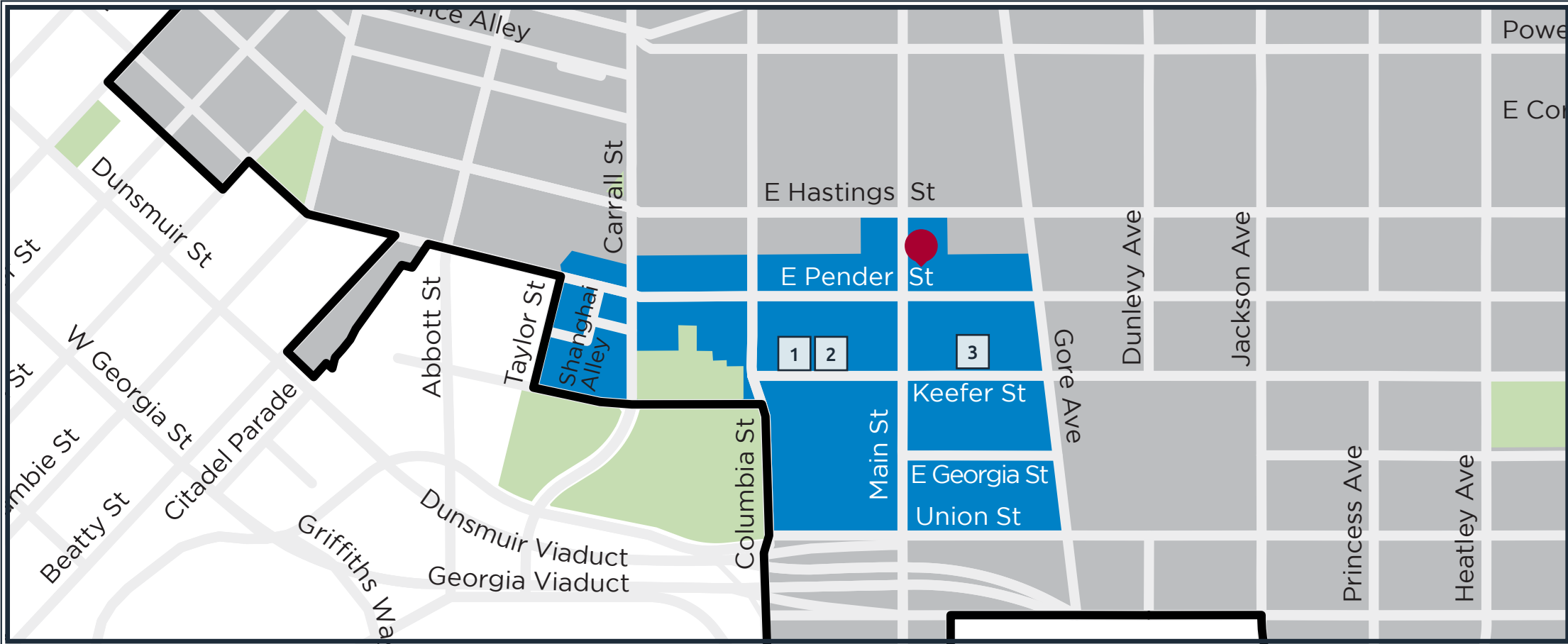
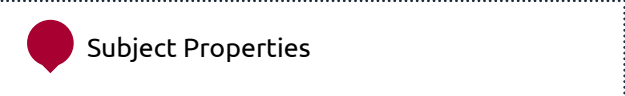


REDEVELOPMENT POTENTIAL

CHINATOWN

Key Place-making and Built Form Strategies

- Ensure thoughtful transition in form and scale
- Reinforce prevailing context through contemporary architecture
- Reinforce and enhance historic lanes and passages
- Reinforce local identity through programming and celebration



source: City of Vancouver

RECENT NEIGHBOURHOOD DEVELOPMENTS



105 KEEFER STREET

ADDRESS
105 Keefer Street

DESCRIPTION
9 storey mixed-use building

DETAILS
111 residential units with commercial retail and senior living centre at grade

STATUS
DP Approved



KEEFER HOUSE

ADDRESS
123 Keefer Street

DESCRIPTION
10 storey hotel

DETAILS
53 guest units with ground-level restaurant and rooftop amenity space

STATUS
Complete (2026)



SPARROW

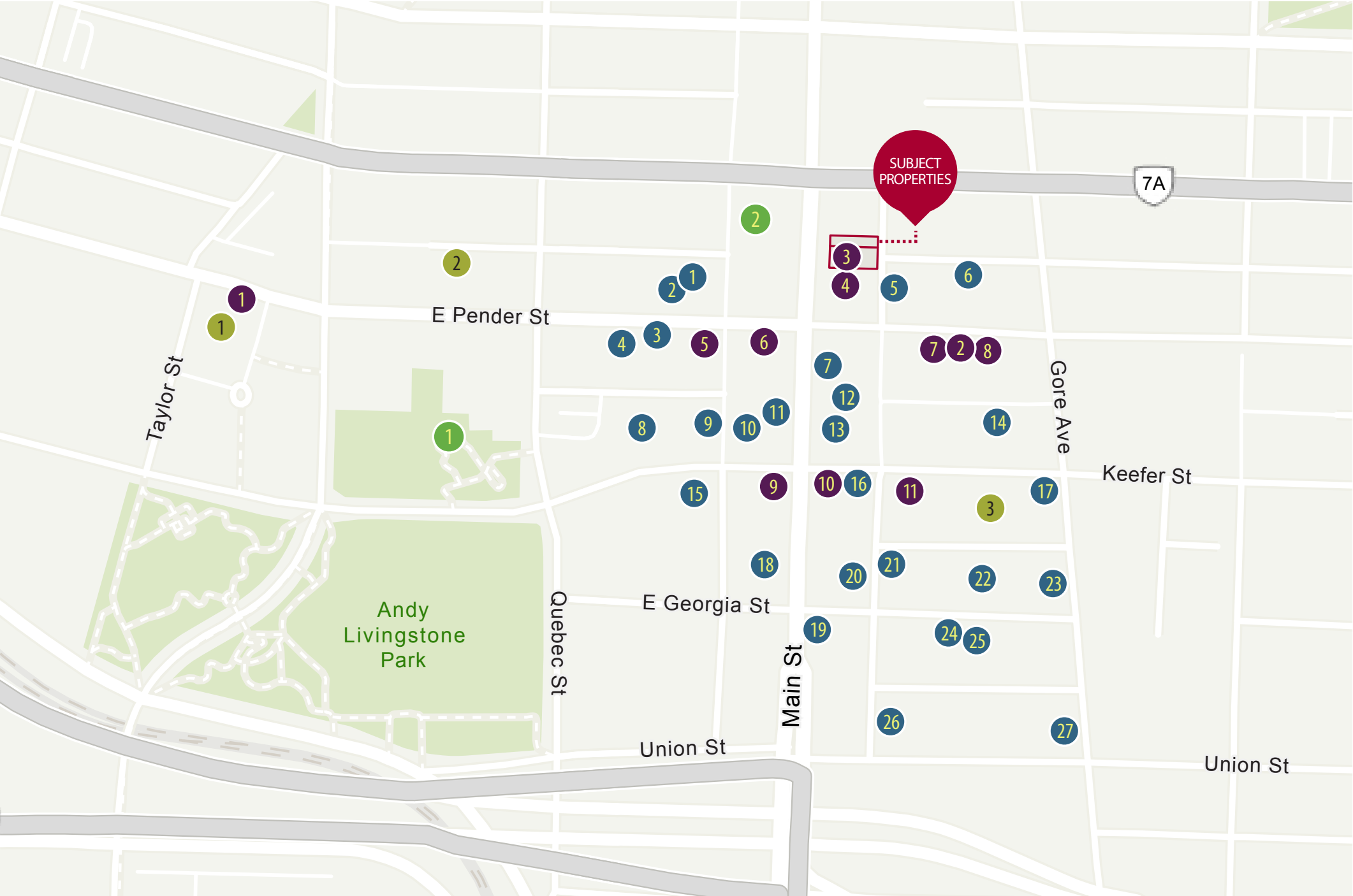
ADDRESS
239 Keefer Street

DESCRIPTION
8 storey mixed-use building

DETAILS
25 residential condo units with retail at grade and general office on floors 2-3

STATUS
Complete (2024)

NEARBY AMENITIES



● RESTAURANTS / CAFES

- | | |
|----------------------------------|-------------------------------|
| 1. DD MAU Chinatown | 15. Floata Seafood Restaurant |
| 2. Jade Dynasty Restaurant | 16. Tim Hortons |
| 3. New Town Bakery & Restaurant | 17. Oyster Express |
| 4. Chinatown BBQ | 18. DALINA Main st. |
| 5. Mello | 19. London Pub |
| 6. Kissa Tanto | 20. Mercato di Luigi |
| 7. Bagheera | 21. Fat Mao Noodles |
| 8. The Keefer Bar | 22. Laowai |
| 9. Bao Bei | 23. Tasty Market and Café |
| 10. MILA | 24. Phnom Penh Restaurant |
| 11. Virtuous Pie | 25. The Irish Heather Shebeen |
| 12. The Boss Bakery & Restaurant | 26. La Casa (Astilleros) |
| 13. RedBeef Noodle Kitchen | 27. Hunnybee Bruncheonette |
| 14. Maxim's Bakery & Restaurant | |

● SHOPPING AND SERVICES

1. S.U.C.C.E.S.S Chinatown Service Centre
2. Dollar Meat Store
3. Canada Post (Chinatown Branch)
4. TD Canada Trust Branch
5. STRETCH Studio (Yoga)
6. CIBC
7. Vegan Supply Chinatown
8. DCS - Diaz Combat Sports
9. BMO Bank of Montreal
10. VanCity Credit Union
11. Eastside Boxing Club

● PARKS & COMMUNITY SERVICES

1. Dr. Sun Yat-Sen Public Park
2. Carnegie Community Centre

● LANDMARKS

1. Vancouver Chinatown Millennium Gate
2. Chinese Canadian Museum
3. BC Artscape at the Sun Wah Centre



Vancouver Chinatown Millennium Gate



LOCATION SCORE

Walk Score
99
WALKER'S PARADISE
Daily errands do not require a car

Bike Score
99
BIKER'S PARADISE
Daily errands can be accomplished on a bike

Transit Score
99
RIDER'S PARADISE
World-class public transportation

source: walkscore.com



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COMMERCIAL

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