

**AVISON
YOUNG**

FOR SALE

Mount Pleasant Commercial Investment Opportunity

2741 MAIN STREET, VANCOUVER, BC

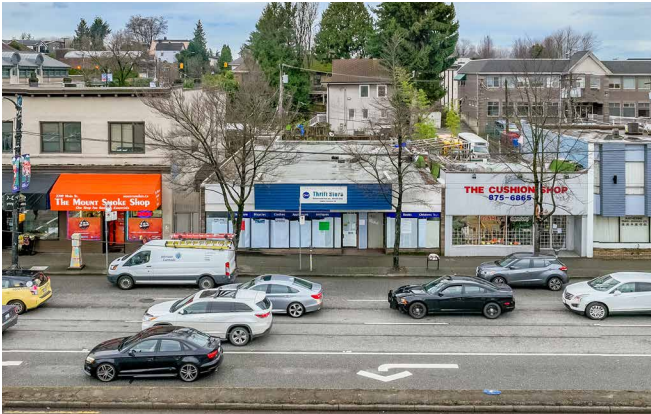
Exceptional opportunity to acquire a prime commercial investment property nestled in the vibrant heart of Mount Pleasant along Main Street



Michael Buchan*, Principal
604 647 5079
michael.buchan@avisonyoung.com
*Michael Buchan Personal Real Estate Corporation

Mitchell Knoepfel, Senior Associate
604 757 4942
mitchell.knoepfel@avisonyoung.com

Megan Low, Associate
604 646 8389
megan.low@avisonyoung.com



Property details

PROPERTY ADDRESS

2741 Main Street, Vancouver, BC

PID

005-263-786

LEGAL DESCRIPTION

Lot 10, Except A) Part in Explanatory Plan 7890 and B) The West 20 Feet Now Lane, Block 39 District Lot 302 Plan 198

LOT SIZE

4,929 sf

BUILDING AREA

3,420 sf

ZONING

C-3A Commercial

BROADWAY PLAN DESIGNATION

Main Street Village Area A (MMSA)

YEAR BUILT

1977

FINANCING

Treat as clear title

SALE STRUCTURE

Asset sale

ASSESSED VALUE (2024)

\$5,965,300

PRICING GUIDANCE

\$4,500,000

Opportunity

Avison Young is proud to present the opportunity to acquire 2741 Main Street, Vancouver. The property is improved with a single-storey commercial retail building containing approximately 3,420 square feet of prime retail space. It is located in the heart of the vibrant Mount Pleasant neighborhood, just steps from the upcoming rapid transit station (Mount Pleasant) at Broadway and Main Street. The property benefits from a vibrant retail and residential community with proximity to all major thoroughfares, ensuring strong pedestrian and vehicular traffic.

Mount Pleasant has evolved into one of the most sought-after investment destinations in Vancouver, offering a blend of vibrant restaurants, shops, and parks within a densely populated residential neighborhood. This acquisition opportunity provides flexibility for investors, owner-users, and developers on a future assembly basis.

Location overview

The Property is located on the west side of Main Street, one property to the north of East 12th Avenue in the heart of Vancouver’s Mount Pleasant neighborhood. Main Street is characterized by a variety of uses, most commonly retail at grade with commercial or residential above. Surrounding Main Street are residential uses, primarily multi-family buildings and other low density built forms.

The property enjoys a highly advantageous location, being merely a brief five-minute walk from the recently inaugurated Mount Pleasant SkyTrain Station, part of the Millennium Line extension, and a four-minute drive from the Main Street-Science World SkyTrain Station, part of the Expo Line. These transit points efficiently link travelers to Downtown Vancouver and Metropolis at Metrotown in just 6 and 17 minutes, respectively. Furthermore, the SkyTrain network extends into Coquitlam and Surrey and construction work is underway to reach further into the Fraser Valley and Langley. Notably, Main Street constitutes an integral component of Translink’s Frequent Transit Network, ensuring consistent transit services at 15-minute intervals in both directions throughout the entirety of each day, including evenings and weekends.

In addition to the robust public transit accessibility, the property benefits from its strategic proximity to major arterials such as East Broadway, East 12th Avenue and Kingsway. This positioning facilitates seamless connectivity to Vancouver, Burnaby, and the surrounding municipalities, enhancing overall accessibility and regional integration.

Property highlights



Excellent location in the heart of Mount Pleasant with proximity to amenities and transit nodes



The Property is improved with a well-kept commercial building with exceptional frontage facing Main Street



Owner-user opportunity



Strategic proximity to major arterials such as East Broadway, East 12th Avenue, and Kingsway allows seamless connectivity, facilitating convenient access to key transportation routes and enhancing the property’s accessibility for businesses and commuters alike

Development potential

BROADWAY PLAN - Proposed Density

Built Form

Mid rise

Maximum Height

12 storeys

Maximum Density

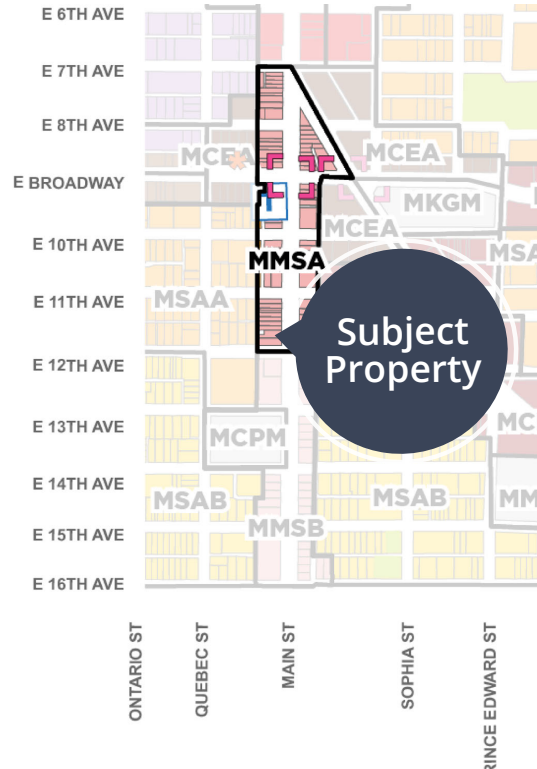
4.0 FSR

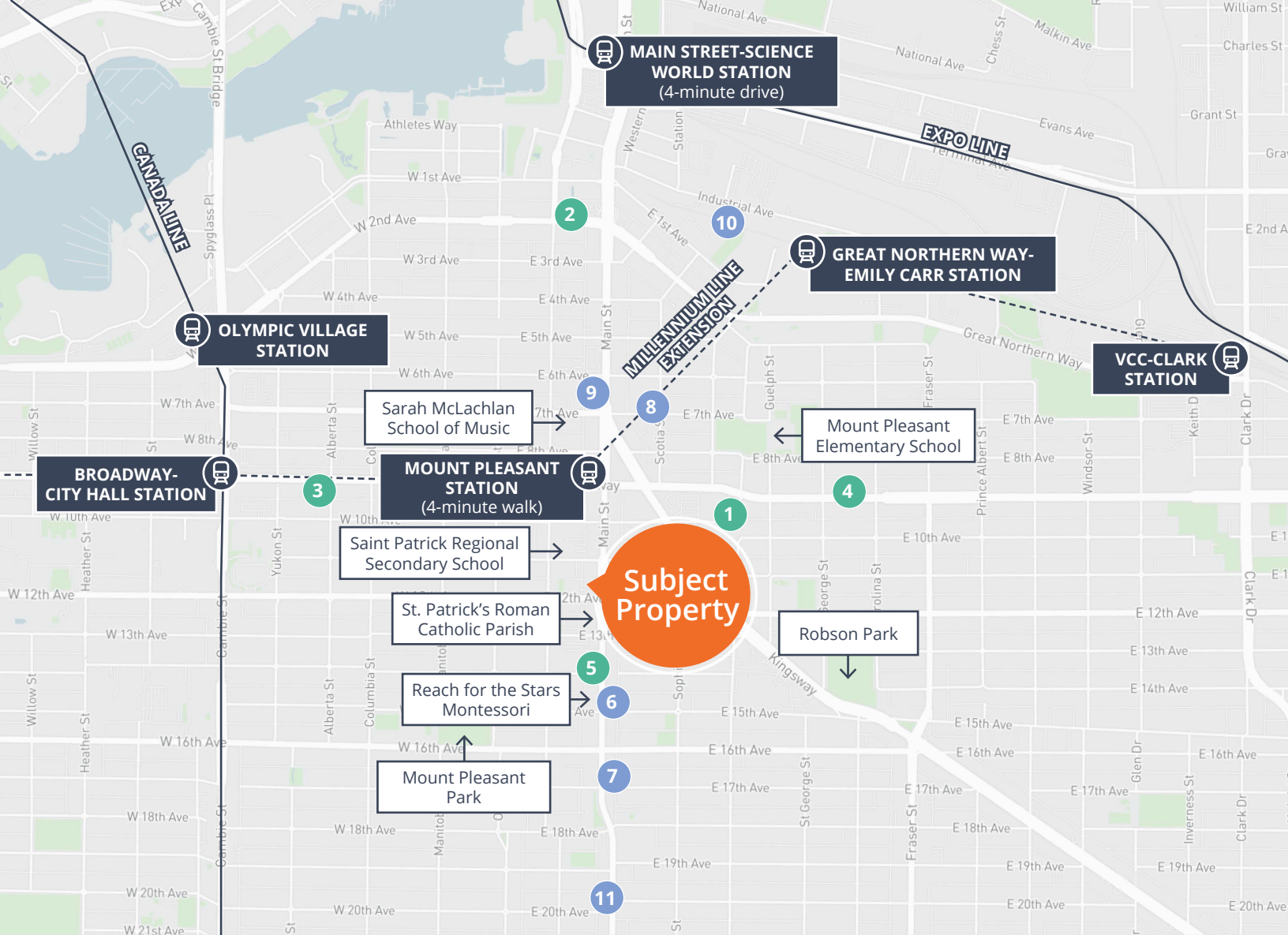
Max Buildable Area

19,716 sf

ADDITIONAL POLICIES

- Active ground floor retail / service uses required along Main Street
- Residential uses are limited to secured rental housing with a minimum of 20% of the residential floor area secured at below-market rents





Nearby amenities

SHOPS

1. Kingsgate Mall
2. MEC Vancouver
3. Joti's NOFRILLS Vancouver
4. Kim's Mart
5. Save-On-Foods

RESTAURANTS

6. Burgoon
7. El Camino's
8. Main Street Brewing Co.
9. Steamworks Mount Pleasant
10. Red Truck Beer Company
11. Published on Main

99 WALKSCORE
WALKER'S PARADISE

80 TRANSIT SCORE
EXCELLENT TRANSIT

94 BIKE SCORE
BIKER'S PARADISE

Contact for more information

Michael Buchan*, Principal
604 647 5079
michael.buchan@avisonyoung.com
**Michael Buchan Personal Real Estate Corporation*

Mitchell Knoepfel, Senior Associate
604 757 4942
mitchell.knoepfel@avisonyoung.com

Megan Low, Associate
604 646 8389
megan.low@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

© 2024, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

**CANADA
BEST
MANAGED
COMPANIES**
Platinum member