

FOR SALE

SL 1, 2, 3, and 4 – 708 Main Street, Vancouver, BC

RARE OPPORTUNITY TO OWN QUALITY RETAIL SPACE NEAR THE NEW ST. PAUL'S HOSPITAL



REVISED PRICING

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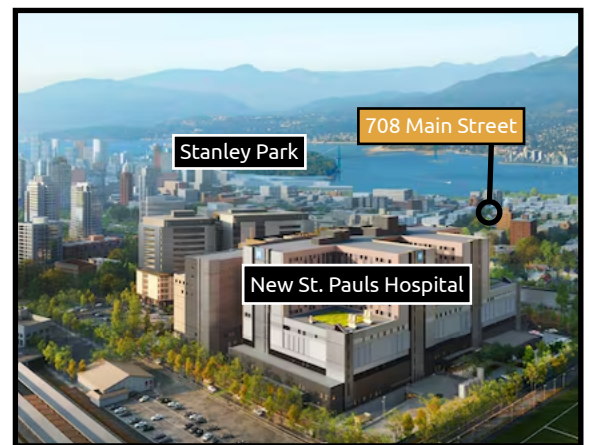
OPPORTUNITY

Seize the rare opportunity to own a fully improved, modern retail strata unit in one of Vancouver’s most iconic and evolving neighbourhoods, Chinatown. With its rich cultural heritage, buzzing culinary scene, and ever-growing mix of boutique shops and creative businesses, this historic district continues to attract visionaries, entrepreneurs, and investors alike.

Boasting 80 feet of prime Main Street frontage, this beautifully designed retail space offers maximum visibility in one of the city’s most walkable, high-traffic areas. Thoughtfully improved with a chic, modern aesthetic, the space is move-in ready that allows you to establish your business or investment with ease. Whether you’re looking to launch a new concept, expand your presence, or secure a foothold in one of Vancouver’s most exciting districts, this property offers the perfect balance of historic charm and contemporary elegance.

LOCATION

Nestled along the vibrant storefront of Main Street, between Union Street and East Georgia Street, this property commands 80 feet of prime street exposure in one of Vancouver’s most dynamic corridors. Ideally situated within walking distance of Main Street and Stadium SkyTrain stations, as well as the highly anticipated new St. Paul’s Hospital, this exceptional space offers a rare blend of visibility, accessibility, and long-term investment or owner user potential.



SALIENT FACTS

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|-----------------------------|---|
| Civic Address: | 708 Main Street, Vancouver, BC |
| Size: | 3,583 SF (approx.) PIDs: 028-012-402, 028-012-411, 028-012-437, and 028-012-429 |
| Legal Description: | STRATA LOTS 1,2,3, and 4 PLAN BCS3560, DISTRICT LOT 196, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE ENTITELMENT OF THE STRATA LOT AS SHOWN ON FORM V |
| Year Built: | 2009 |
| Current Zoning: | HA-1A |
| Parking: | 4 Dedicated Surface Covered Stalls |
| Loading: | 1 Grade Loading |
| Property Tax (2024): | \$32,113.45 |
| Strata Fee (2024): | \$1,140.47/month |
| Asking Price: | 2,899,000 2,688,000 |

HIGHLIGHTS



A Striking Landmark: Situated in a prime location, this nine-story mixed-use building presents an outstanding opportunity for businesses to flourish. Featuring 78 contemporary rental homes above, it offers a built-in customer base, while the inviting street-level retail space seamlessly integrates modern living with vibrant commercial activity.



Unmatched Visibility: With 80 feet of prime retail frontage along vibrant Main Street, this space offers outstanding visibility in a high-traffic area. Seamlessly blending into Chinatown’s rich cultural heritage, it sits at the heart of a thriving culinary scene and an ever-growing community of boutique shops and creative businesses.

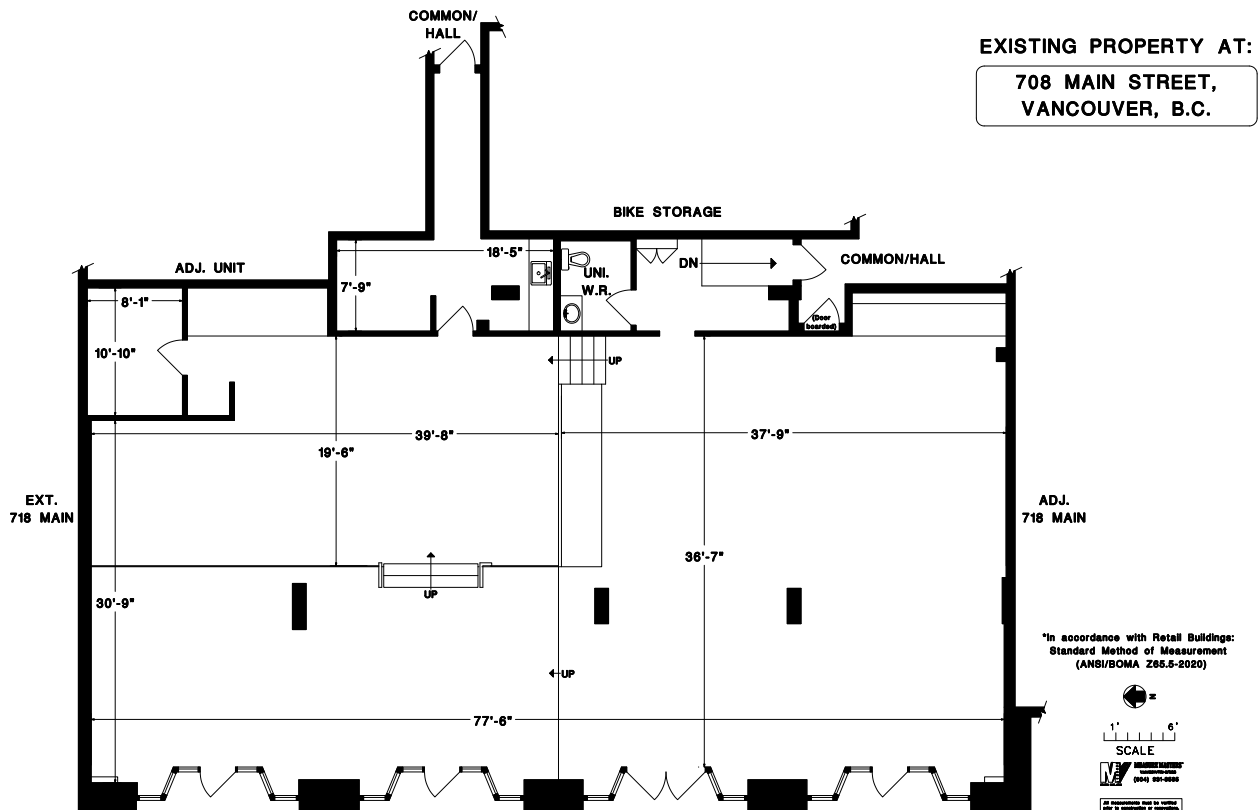


Spacious & Inviting Retail Space: Originally four separate strata units, the owner has made a significant investment in transforming the space into a larger, open-concept layout with modern finishes. Meticulously maintained, the unit reflects pride of ownership, evident in its pristine condition and thoughtful design.



Nearby Amenities & Transit: Just minutes from Downtown Vancouver and within walking distance of two SkyTrain stations and the upcoming new St. Paul’s Hospital, this rare opportunity blends historic charm, modern elegance, and strong potential for investors or owner-users in a rapidly evolving neighbourhood.

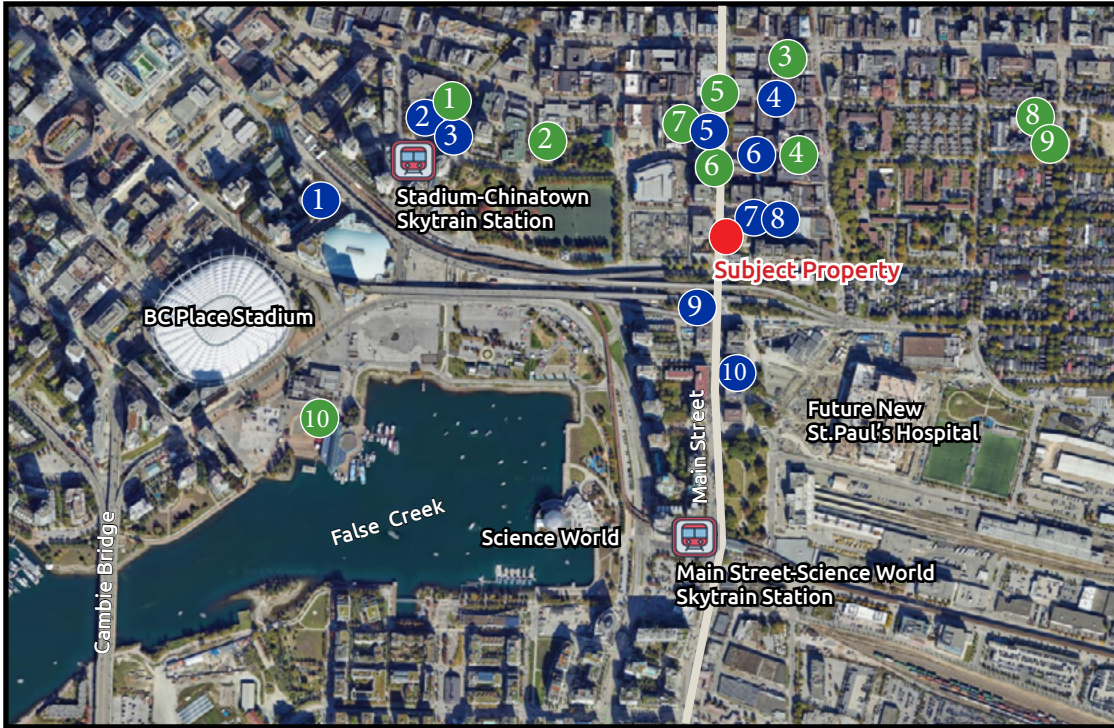
FLOOR PLAN



PHOTOS



SURROUNDING AMENITIES



WALK SCORE

Walker's Paradise

Daily errands do not require a car.



BIKE SCORE

Biker's Paradise

Daily errands can be accomplished by bike.



TRANSIT SCORE

Rider's Paradise

World-class public transportation.

Source: walkscore.com

● RESTAURANTS & GROCERS

1. Costco Wholesale
2. T&T Supermarket
3. Rexall
4. Vegan Supply Store
5. Virtuous Pie
6. MILA
7. Fiorino Italian
8. Phnom Penh
9. Pizzeria Farina
10. Bodega on Main

● SERVICES

1. International Village Mall
2. Dr. Sun Yat-Sen Garden
3. RBC Royal Bank
4. Scotiabank
5. TD Canada Trust
6. BMO Bank of Montreal
7. CIBC Bank
8. Lord Strathcona Elementary
9. Strathcona Community Centre
10. Harbour Events Centre



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