



**For Sale:** 212 East 26th Avenue & 4216 Main Street  
Vancouver BC

**THE MAIN**

**TRAFIQ**  
cafe & bakery



# 212 East 26th Avenue & 4216 Main Street

Set on the corner of one of Vancouver's most coveted stretches of Main Street, 212 E. 26th Avenue & 4216 Main Street offer a rare blend of neighborhood charm and urban energy. Framed by leafy residential streets and a vibrant, design-forward retail corridor, this location captures the essence of Mount Pleasant living. Steps from acclaimed dining, boutique shops, and everyday amenities, and moments to Queen Elizabeth Park, the properties are ideally positioned for both lifestyle and long-term growth. With strong underlying demand, exceptional walkability, and future redevelopment potential, this is a generational opportunity to invest in one of Vancouver's most enduring and sought-after communities.

## Nearby Amenities

- |                               |                              |
|-------------------------------|------------------------------|
| 1 Trendy Bucks                | 17 Helen's Grill             |
| 2 East West Market            | 18 Windsor Meats             |
| 3 VanCity Bank                | 19 Rocky Mountain Flat Bread |
| 4 Knifewear Vancouver         | 20 Blenz Coffee              |
| 5 Continental Coffee          | 21 Buntain Insurance         |
| 6 Jasmine Mediterranean Foods | 22 Body Energy Club          |
| 7 Gaia Garden Herbals         | 23 Swasdee Thai              |
| 8 Still Fabulous Thrift Shop  | 24 Victory Tattoos           |
| 9 Talavera Mexican Coffee     | 25 The Shameful Tiki Room    |
| 10 Main Street Antiques       | 26 J&J Antiques              |
| 11 Popeye's Chicken           | 27 BMO Bank                  |
| 12 East is East               | 28 West Coast Kids           |
| 13 McDonalds                  | 29 Chaise                    |
| 14 Nester's Market            | 30 Mednow Pharmacy           |
| 15 CIBC                       | 31 Creative Framing Co,      |
| 16 Jack the Modern Barber     | 32 Main Street Optometry     |

- Food & Drink
- Retail
- Services
- Grocery
- Financial Institutions



## 212 E.26th Avenue

1-Storey Mixed-Use Building with an ~700 sf one bedroom unit and 2,376 sf of retail space & 3 parking stalls

### Site Dimensions & Area:

43 ft frontage x 109 ft depth  
4,687 sf site area

### Legal Land Description:

LOT 35, EXCEPT PART IN PLAN 4411,  
BLOCK A DISTRICT LOT 631 PLAN  
1439; PID: 014-619-954

### Tenancies:

Retail: 5 year Term expiring Sept. 2030  
MTM residential tenancy

### Gross Taxes:

\$27,565.80 (2025)

### Improvements:

Fully fixtured commercial kitchen with approved restaurant use.

## 4216 Main Street

1-Storey Commercial Building with ~2,500 sf of retail space and one parking stall

### Site Dimensions & Area:

25 ft frontage x 109 ft depth  
2,725 sf site area

### Legal land Description:

LOT 36, EXCEPT PART IN PLAN 4411,  
BLOCK A DISTRICT LOT 631 PLAN  
1439; PID: 014-620-103

### Tenancies:

Retail: 5 year Term expiring July, 2030  
No residential units

### Gross Taxes:

\$26,040.90 (2025)

### Improvements:

Fully fixtured commercial bakery kitchen with approved restaurant use.

26th Ave

Main Street

### Zoning

C-2 Commercial

### Permitted Development Forms:

Residential Mixed-Use Mid Rise  
(4-6 Storey)  
Commercial Standalone



# Investment Highlights

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Rental Upside: In-place rents below market provide clear opportunity for income growth through lease renewal and active management.



Development Potential: C-2 zoning allows up to 6-Storey mixed-use redevelopment, supporting long-term value creation



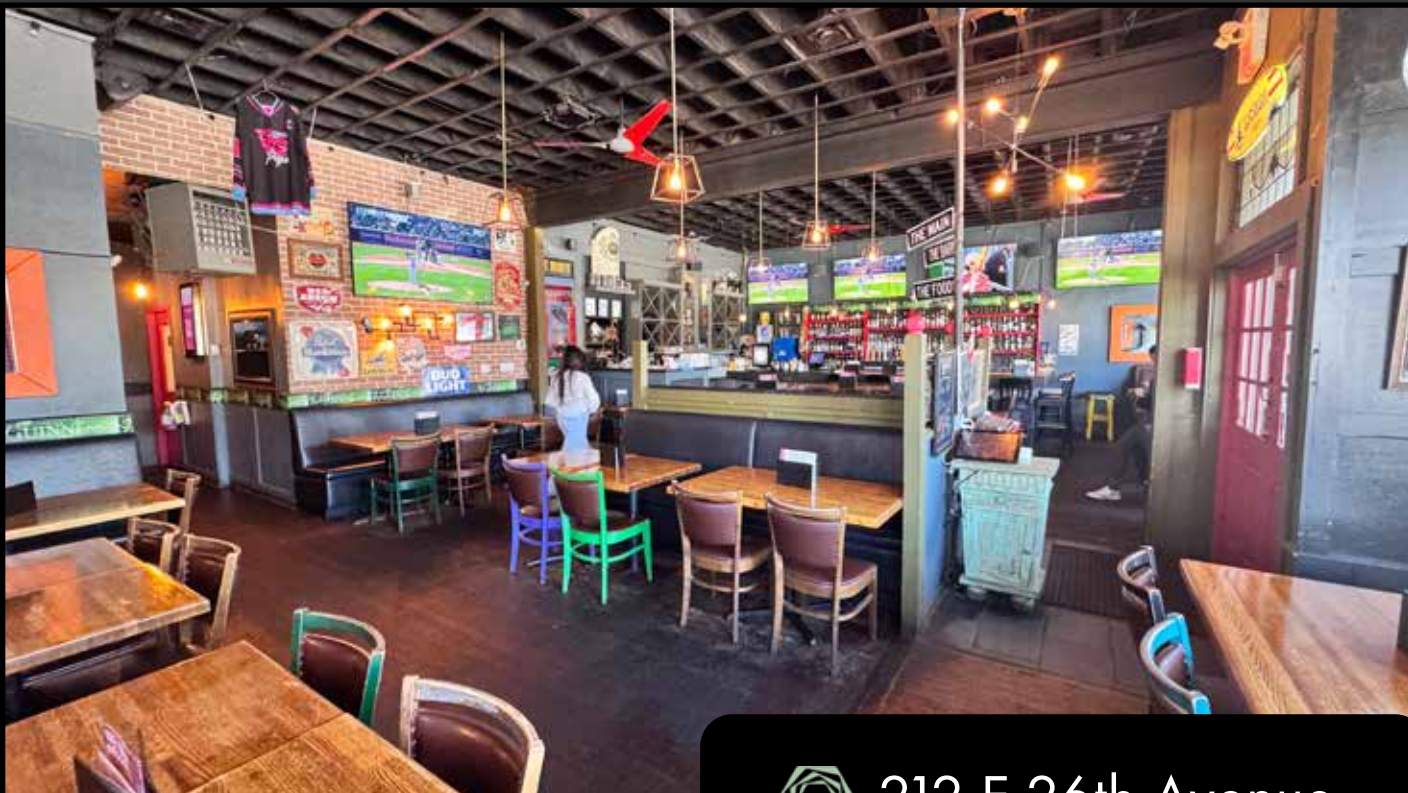
Turnkey Restaurant Space: Existing commercial kitchen improvements with approved restaurant use enable immediate occupancy and reduced upfront costs.




Prime Corner Location: High-exposure corner site on one of Main Street's most sought-after blocks

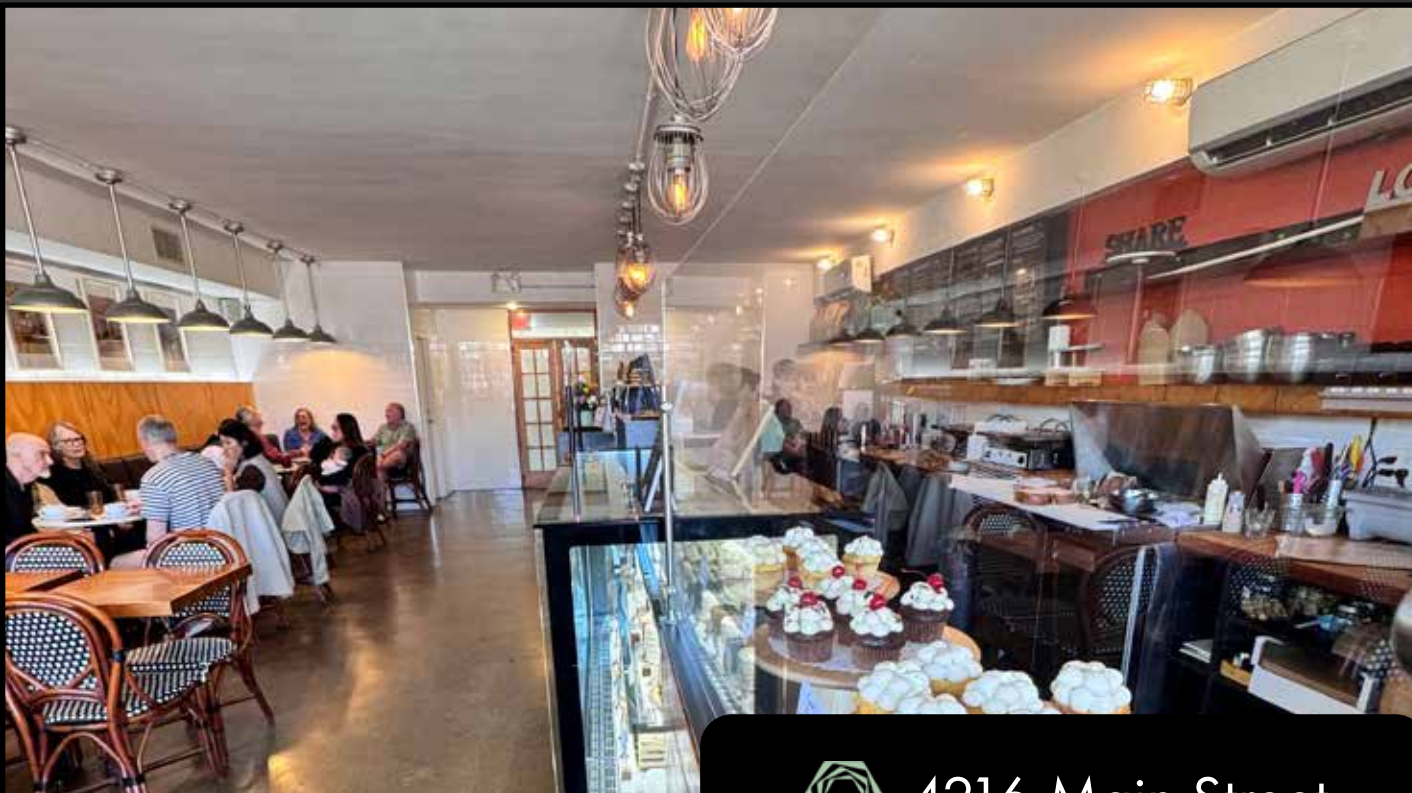


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