



**FOR SALE**

**3011-3085 Main Street**

Vancouver, BC

**Full City Block on Main Street -  
Situated on One of Vancouver's  
Busiest Arterials**



REAL ESTATE GROUP

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**Macdonald**  
**COMMERCIAL**





## HIGHLIGHTS

- **Entire city block on one of Vancouver's most sought-after thoroughfares** – excellent accessibility and exposure for commercial uses and future residents
- **Secure cash flow** – 11 commercial tenants
- **Holding Income** – helps alleviate time pressure and improves financing terms
- **Strategic corner site in one of Vancouver's busiest neighborhoods** – substantial frontages along Main Street (264 feet) and East 15th Avenue (130 feet)
- **Centrally located and transit-oriented** – less than 600m from the future Mount Pleasant Skytrain station along the Broadway Subway Project and excellent east and westbound accessibility along East Broadway, East 12th Avenue and East 16th Avenue
- **Acquisition flexibility** – 3011-3085 Main Street and 150 East 14th Avenue can be acquired together or separately, offering a suitable acquisition opportunity to many prospective investors and developers

## LOCATION

3011 - 3085 Main Street is located on Main Street between East 14th Avenue and 15th Avenue. The property is situated in the diverse Mount Pleasant Neighborhood, which has become one of Vancouver's most popular and sought-after areas, and includes a strong local business community, a growing biotech presence from companies like AbCellera and Zymeworks and a rapidly growing residential population.

## PRICING

Please contact Listing Agents.

## SITE PLAN



## SALIENT INFORMATION

Civic Address:	3011-3085 Main Street, Vancouver, BC
Legal Description:	PIDs: 010-008-713, 010-008-641 & 010-008-756 Lots 7-9, Block 51, Plan 8596, District Lot 302, New Westminster Land District, Explanatory Plan 16001
Location:	Full city block along the west side of Main Street between East 14th Avenue and East 15th Avenue
Frontage (approx.):	264 FT on Main Street, 89 FT on East 14th Avenue & 130 FT on East 15th Avenue
Site Area (approx.):	28,645 SF
Gross Building Area (approx.):	22,045 SF (net rentable area) & 120 SF of storage
Current Zoning:	C-2C
Tenants:	3011 Main Street: Multiple 3045 Main Street: Brewery Creek Cold Beer & Wine Store 3075 Main Street: Multiple
Official Community Plan:	Broadway Plan
Land-use:	Main Street Village – Area B
Max Density:	Up to 3.7 FSR (6 storeys)
Environmental Report:	Stage 1 (2016)
Property Taxes (2022, Cumulative):	\$278,420.40
Annual Net Income:	Please contact listing agents



## WALK SCORE



### WALK SCORE

#### Walker's Paradise

Daily errands do not require a car



### TRANSIT SCORE

#### Excellent Transit

Transit is convenient for most trips



### BIKE SCORE

#### Biker's Paradise

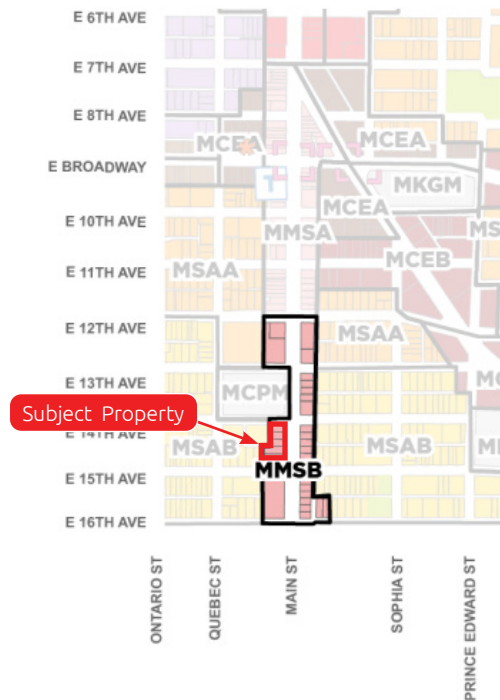
Daily errands can be accomplished on a bike

Source: [walkscore.com](https://www.walkscore.com)



## BROADWAY PLAN

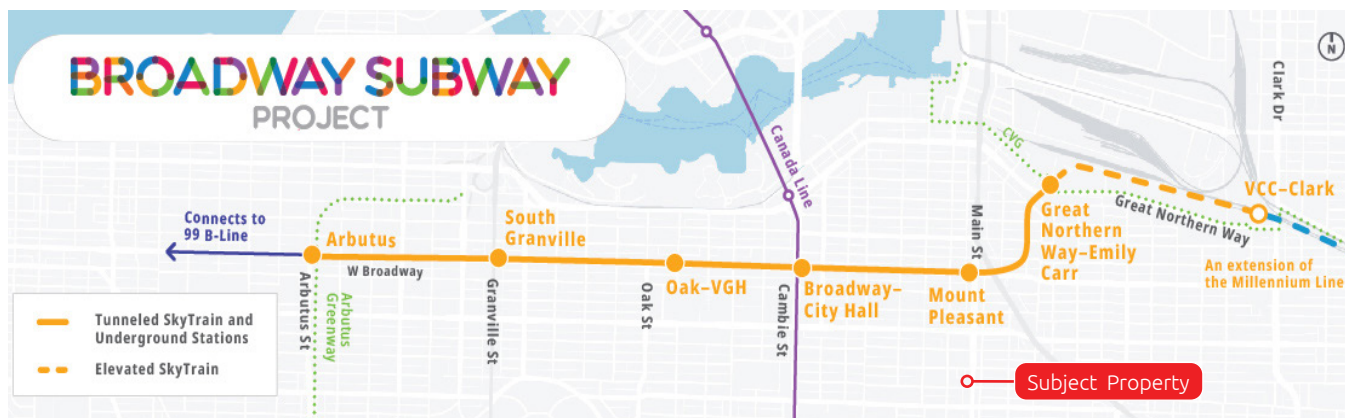
### 10.7 Main Street Village - Area B



#### 10.7.1 MMSB Policy Summary Table

Policy Area	Main Street Village - Area B	MMSB
Uses	Retail/service, office, residential, cultural	
Option/Tenure	Secured rental housing	Strata ownership housing, retail/service, or office
Max Height	6 storeys	4 storeys
Max Density	3.5-3.7 FSR	3.0 FSR
Notes	• Refer to the C-2C zoning districts and associated guidelines for details on allowable uses, height, and density.	

### Broadway Subway Plan







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