



FOR SALE

**507 Main Street
Vancouver, BC**

Mixed-use SRO Property
with Stable Holding
Income



REAL ESTATE GROUP

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OPPORTUNITY

A highly coveted opportunity to own a Main Street investment property in the cultural hub of Chinatown with development upside. Surrounded by many of Vancouver's most popular restaurants and bars, the Pacific Rooms offers stability in income with immense development upside by virtue of its HA-1A zoning. The current HA-1A zoning, in accordance with the Chinatown Neighbourhood Plan, permits a redevelopment up to 16,692 buildable square feet according to the zoning's permitted density of 5.35 FSR.

HIGHLIGHTS

- Exclusive offering to purchase a mixed-use Single Resident Occupancy (SRO) building along Main Street between East Pender Street and Keefer Street
- Less than 1 KM to the Stadium-Chinatown SkyTrain station and adjacent to CIBC
- New restaurant tenant with extensive tenant improvements and stable existing income with rental upside

WALK SCORE



WALK SCORE

Walker's Paradise
Daily errands do not require a car



TRANSIT SCORE

Rider's Paradise
World-class public transportation



BIKE SCORE

Biker's Paradise
Daily errands can be accomplished by bike

Source: walkscore.com

IMPROVEMENTS

- The property is improved with a 3-storey wood frame building containing retail at grade and 33 single resident occupancy (SRO) rooms above
- Roof replacement (2014)

SALIENT FACTS

Civic Address	507 Main Street
Legal Description	PID: 015-666-778 PL VAP184 LT 2 BLK 15 DL 196 LD 36
Location	Along west side of Main Street between East Pender Street and Keefer Street
Frontage (approx.)	26 FT of frontage along Main Street
Site Size (approx.)	3,120 SF (26 FT X 120 FT)
Zoning	HA-1A
Permitted Density	5.35 FSR
Potential Buildable Density	16,692 SF
Unit Mix	33 SRO rooms and 1 Retail unit
Gross Taxes (2022)	\$23,931.40
Assessed Value (2022)	\$4,193,000
Net Operating Income	Please contact listing agents
Price	\$3,870,000



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