

High Visibility Ground Level Strata Retail Property - Main Street



FOR SALE

**3492 Main Street
Vancouver, BC**

LUK
REAL ESTATE GROUP

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GROUND LEVEL STRATA RETAIL PROPERTY

SALIENT FACTS

Civic Address:	3492 Main Street, Vancouver, BC
Legal Description:	PID: 018-378-781 STRATA LOT 155, PLAN LMS1000, DISTRICT LOT 301, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Current Zoning:	C-2
Location:	The property is situated on the East side of Main Street between East 18th Avenue and East 19th Avenue. A South bound transit bus stop is located 35M across the road and a North bound transit bus stop is located 95M along Main Street.
Year Built	1993
Square Footage:	826 sq ft
Property Tax (2023):	\$7,485.98
Strata Fee:	\$522.95
Parking:	2 Stalls
Occupancy:	Tenanted by a Hair Salon on a Month to Month term
Listing Price:	\$1,100,000

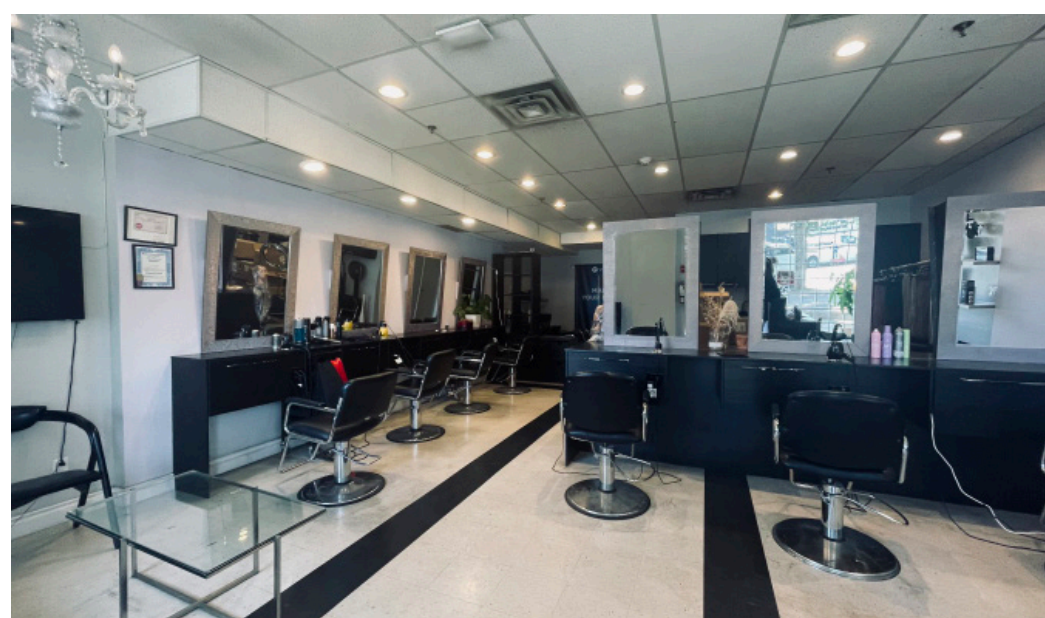
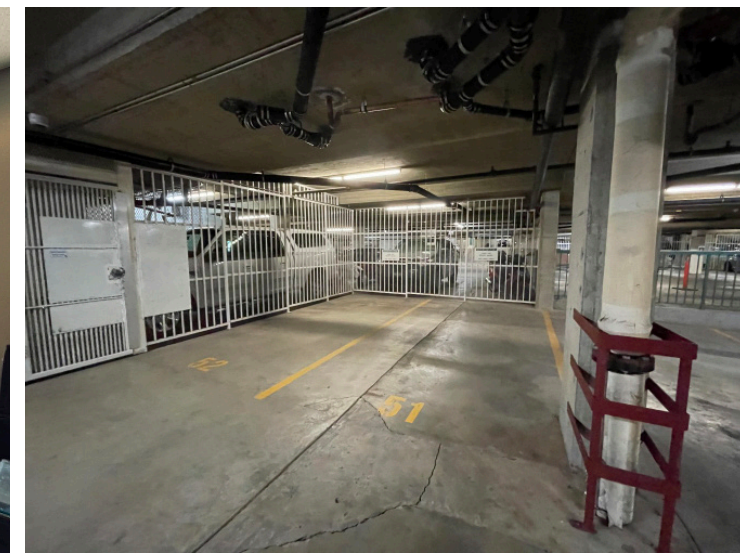
*Provided by Walkscore.com

HIGHLIGHTS

- Excellent visibility along Vancouver’s renowned Main Street Corridor, this arterial street has long been noted for its concentration of local boutique stores and acclaimed eatery favourites. The subject property offers great exposure along this high traffic road and is situated a mere 13-minute walk from the future Mt Pleasant SkyTrain station.
- Located within the heart of the Riley Park Neighbourhood, this property enjoys a remarkable Walkability Score of 93* and provides seamless accessibility for nearby residential areas and complementary retail establishments. Its prime location makes it an ideal owner-user or investment opportunity in a highly desirable and vibrant area.for businesses to thrive.

SUMMARY

Embracing its reputation as one of Vancouver’s most vibrant retail streets, Main Street beckons with an array of local and renowned retail attractions. Situated mere steps away from the award-winning Vietnamese restaurant, Anh and Chi, as well as other notable eateries and specialty craft houses like El Camino’s Mexican Restaurant and Brown’s Craft House, this high-visibility property enjoys seamless synergy with the existing neighborhood draws. Beyond the advantage of daily vehicular traffic, the property is also conveniently served by bus services and will soon benefit from its proximity to the forthcoming Mt Pleasant Skytrain station and ensures excellent accessibility for businesses and customers alike.



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