

Price Reduced

# FOR SALE > 138 Main Street

VANCOUVER, BC



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## LOCATION

The subject property is strategically located just south of Alexander Street in the 100 block of the highly sought after Main Street Corridor.

To the West, Gastown has quickly become the economic pulse in Vancouver's entertainment scene with a plethora of restaurants, bars, and local hotspots. Northeast, Railtown is an eclectic mix of live-work studios, residential, office or warehouse and is among the most desirable locations for cutting edge companies. South of the property, Chinatown reigns as the most development heavy district in the City with over 700,000 buildable square feet of new condos, retail, and rental soon to hit the market.

Retail and Office lease rates continue to soar with buoyant condo sales as the spotlight on East Vancouver continues to shine. Share the immediate neighbourhood with the Alibi Room, Deacon's Corner, Cuchillo, the Urban Winery, and Railtown Café.

Phenomenal neighbourhood amenities will ensure capital appreciation for years to come.

## SITE DESCRIPTION

The site offers a frontage along Main Street of 50-feet and a return depth of 120-feet for a consolidated site size of 6,000 SF.

## ZONING

Downtown Eastside Oppenheimer District (DEOD) – Sub Area 1: Main/Hastings

## DEVELOPMENT POTENTIAL

The zoning allows a variety of uses including a Community Care Facility, Light Industrial, Retail, Office, Residential, and Live-Work. The maximum density shall be a floor space ratio of 1.0, except the Development Permit Board may permit an increase in the maximum density to 5.0. Any floor area above 1.0 shall only be permitted if at least 20% of the floor area is developed for non-market housing. Residential and Live-Work is not to exceed a floor space ratio of 3.0.

The maximum density is estimated to be 30,000 buildable square feet and the maximum height of a building shall be 30 meters or approximately 98 feet.

## LEGAL DESCRIPTION

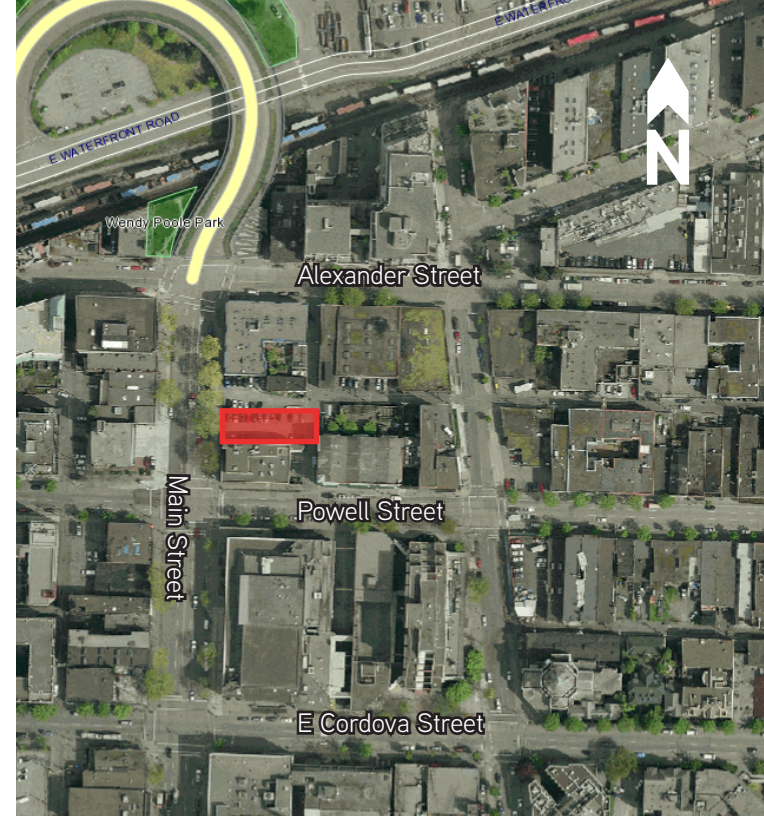
Lot 7 & 8, Block 4, District Lot 196, Land District 36, Plan VAP184  
PID: 015-700-976 & 015-701

## GROSS TAXES (2013)

\$12,140.96

## ASKING PRICE

~~\$2,295,000 or \$76.50 per buildable SF~~  
**\$2,195,000 or \$73.17 per buildable SF**



## CONTACT US

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