

For Sale

0.18 Acre Corner Site with Approved
Development Application



6679 Main Street,
Vancouver, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CBRE



INVESTMENT HIGHLIGHTS

Prime Location

High traffic Main Street corridor, corner visibility, walking distance to numerous parks, schools, shops, services, and restaurants.

Corner Site

Desirably located on the corner of Main Street and East 51st Avenue.

Approved Development Application

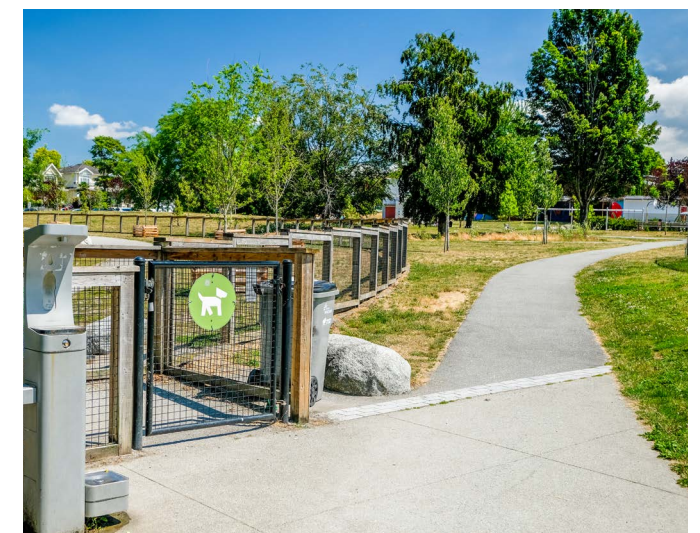
Approved to develop the site with a new four-storey mixed-use building.

Accessible by Foot, Transit & Cars

Main Street frontage - located along and adjacent to major arterial routes across Vancouver.

6679 Main Street is an excellent opportunity to acquire a development site in the Sunset neighbourhood of South Vancouver. The Subject Site consists of 7,714 square feet (0.18 acres) of vacant land. The Site is primely located on the corner of Main Street and East 51st Avenue, adjacent to the Sunset Community Centre, and is surrounded by a handful of local retailers, residential homes, schools, and beautiful parks and greenspaces.

The Subject Site has been approved to develop a new four-storey mixed-use building consisting of 19 dwelling units (strata), two live-work units, and retail at grade with one level of underground parking. Contact listing agent for further details.



Salient Details



SALIENT DETAILS

- + Civic Address 6679 Main Street, Vancouver BC
- + PID 008-957-452
- + Site Size 0.18 Acres (7,714 square feet)*
- + Lot Dimensions 70' x 110'
- + Current Zoning C-2 Commercial
- + Property Taxes (2025) \$49,022.00

PRICING

- + Asking Price **\$5,500,000**

*Subject to verification.



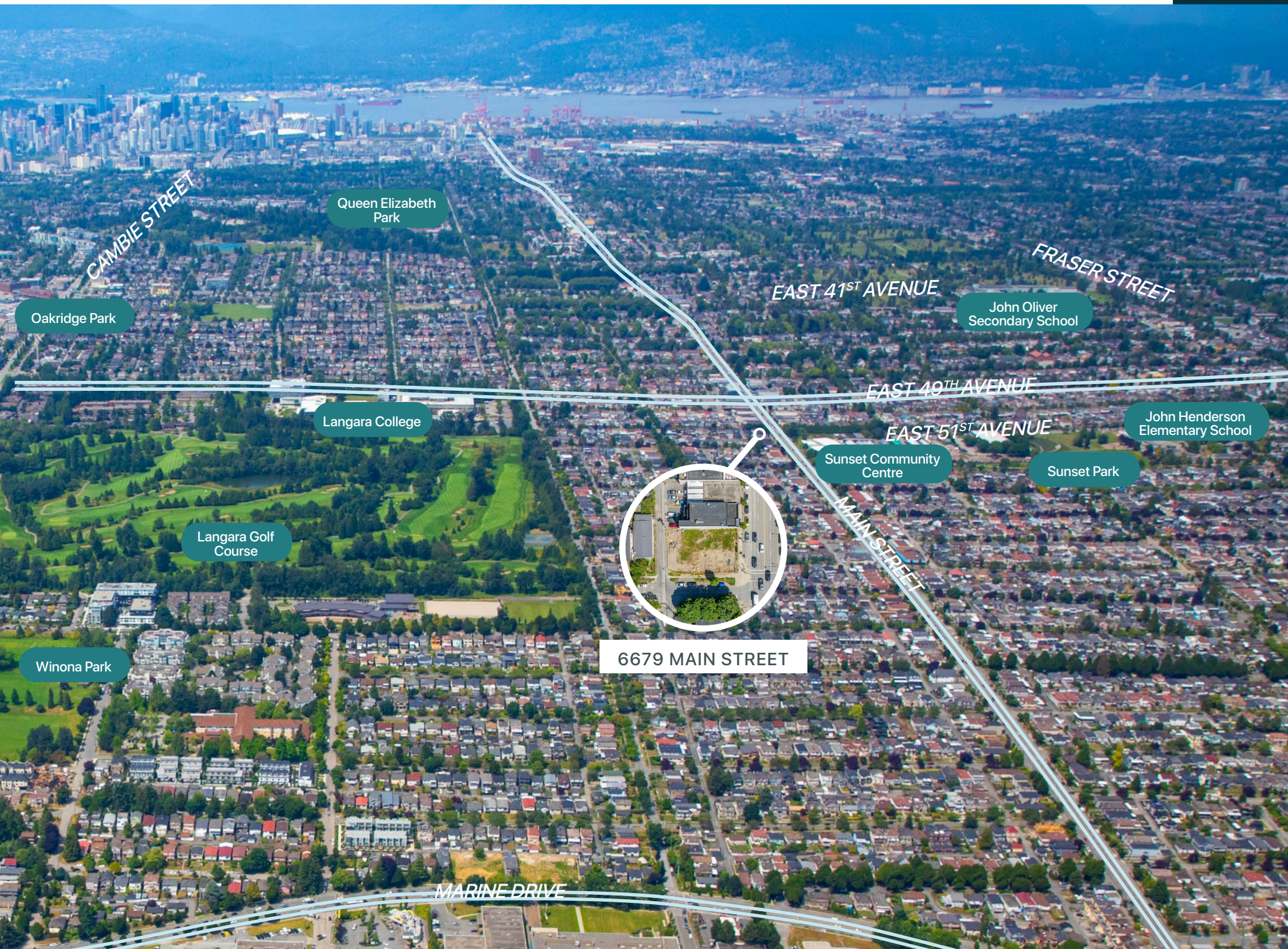
APPROVED DEVELOPMENT APPLICATION

F. Adab Architects Inc. has been approved by the City of Vancouver for permission to develop on this site a new four-storey mixed-use building, consisting of:

- + A total of 19 dwelling units (strata)
- + Two Live-Work units
- + Two retail units at ground level
- + One level of underground parking.

A Development Permit may be issued upon the completion of revisions and conditions noted in a "prior-to-permit issuance" letter from the Development Services Division.

Location



6679 Main Street is located on the south west corner of Main Street and East 51st Avenue in the Sunset neighbourhood in South Vancouver.

Sunset is a culturally rich area known for its diverse community and bustling commercial corridor, offering a variety of ethnic restaurants, specialty grocers, independent retailers, and service-oriented businesses. The neighbourhood is particularly celebrated for its South Asian culinary scene and vibrant street life.

Located directly across from the Sunset Community Centre and just a short walk from Langara College and Langara-49th Avenue SkyTrain Station, the Subject Site enjoys excellent access to public transit, recreational amenities, and education institutes. Surrounding areas of Vancouver are accessed by nearby arterial routes such as Main Street and 49th Avenue.

DRIVE TIMES

- 7** minutes
Oakridge Park
- 11** minutes
YVR International Airport
- 17** minutes
Metropolis at Metrotown

For Sale

6679 Main Street, Vancouver, BC



Contact Agents

Adrian Beruschi

PERSONAL REAL ESTATE CORPORATION

Senior Vice President
Retail Properties, CBRE Limited
adrian.beruschi@cbre.com
604 662 5138

Arash Rezai

PERSONAL REAL ESTATE CORPORATION

Principal
Lee & Associates
arash.rezai@lee-associates.com
604 630 3406

Chloe Hamelin

Associate
Retail Properties, CBRE Limited
chloe.hamelin@cbre.com
604 662 5166



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