

6679 MAIN STREET VANCOUVER

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Architect rendering

MIXED-USE DEVELOPMENT OPPORTUNITY

7,712 SF CORNER LOT | C-2 ZONING UP TO 6-STOREYS

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CELEBRATING OVER
50
YEARS IN VANCOUVER

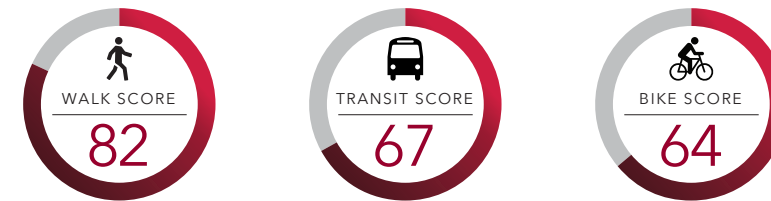


Location

Nestled at 6679 Main Street, this property enjoys an advantageous location perfect for a mixed-use building concept. Just a brief 12-minute walk from the SkyTrain Station, it offers an exceptional opportunity for both residents and businesses to flourish in a vibrant urban setting.

Positioned on bustling Main Street and a mere two blocks from the 49th Avenue corridor, it provides prime exposure for ground-floor retail ventures, ensuring maximum visibility and foot traffic.

Moreover, its proximity—just a leisurely 5-minute stroll—to Langara College and Langara Golf Course underscores its appeal to families seeking nearby educational and recreational amenities. Notably, the property is directly across from the Sunset Community Centre, granting easy access to community engagement and activities.



The Offering

Lee & Associates Vancouver is pleased to present the exclusive opportunity to acquire an exceptional development property in the highly desirable Sunset neighbourhood in the City of Vancouver. The Property is strategically located on Main Street and East 51st Avenue with many convenient area amenities.

SALIENT DETAILS	
Civic Address	6679 Main Street, Vancouver, BC
Legal Description	LOT A BLOCK 3 DISTRICT LOT 651 PLAN 21490
PID	008-957-452
Site Area	7,712 SF
Lot Dimensions	70' x 110'
Current Zoning	C-2 – Sunset Area Plan Read bylaw here
Potential Density	C-2 allows for a maximum FSR of 3.5 (3.7 for larger corner sites) and a 6-storey building
Property Taxes	\$44,213.50
Price	\$6,200,000.00





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