



MIXED-USE BUILDING

For Sale

6653 Main Street, Vancouver, BC

Khash Raeisi*
(778) 987-7029
khash@iconic.com

*Personal Real Estate Corporation



Civic Address
6653 Main St,
Vancouver, BC, V5X
3H3

PID
014-040-182

Neighborhood
South Vancouver

Zoning
C-2

Year Built
1959

Lot Dimension & Size
35' x 110'
3,850 SF

Gross Leasable Area
3,506 SF

Property Tax (2025)
\$13,873.40

Assessment (2025)
\$2,195,400

Asking Price
Contact Agent

Property Details

Iconic Properties Group is proud to present 6653 Main Street, Vancouver—an exceptional **mixed-use investment opportunity** located in one of the city’s most energetic and evolving corridors.

Strategically positioned along Main Street, this property offers **strong income stability and high retail visibility** in a location surrounded by established retailers, cafés, and boutique services. The **consistent pedestrian and vehicle traffic** make it a desirable asset for both investors and owner-users seeking long-term security in a proven market.

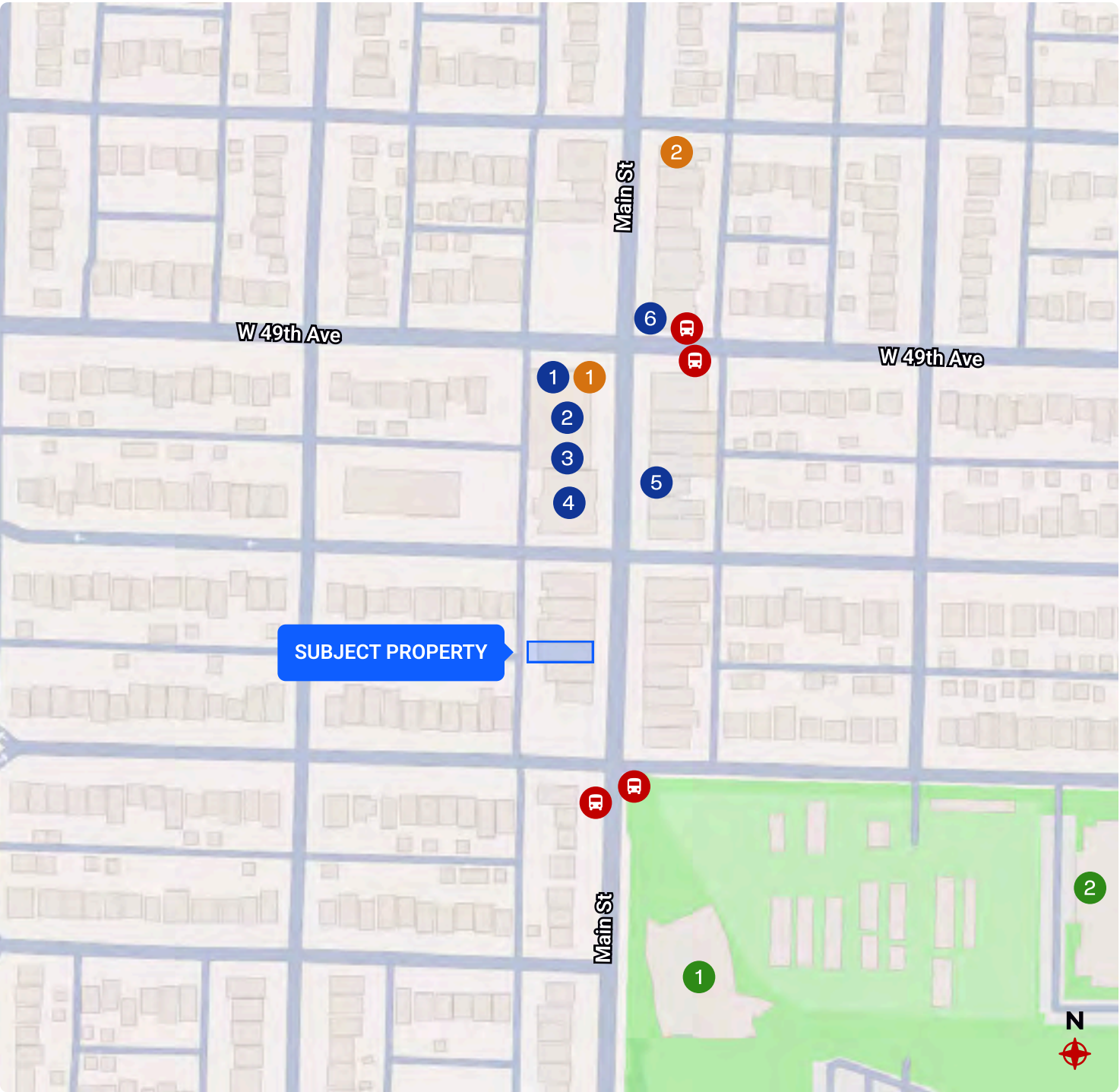
Featuring **two street-level commercial units and two 1-bedroom residential suites above**, 6653 Main Street offers a balanced mix of commercial and residential income. Each component contributes to a steady revenue profile supported by strong local demand and limited supply along this key corridor.

Retail tenants are set to **vacate within the next 18 months**, providing an opportunity for an owner-user to **occupy the space** or for a new investor to **lease at market rates**.

For **owner-users**, the property presents a rare opportunity to secure a **high-exposure retail presence** in one of Vancouver’s most recognizable and active neighbourhoods.



Nearby Amenities



Food & Drink

- 1 Tim Hortons
- 2 Freshslice Pizza
- 3 Freshii
- 4 Mary Brown’s Chicken
- 5 Dhamaka Indian Restaurant
- 6 Desi Rasoi Vancouver

Shops & Services

- 1 RBC Royal Bank
- 2 NAZ’s Pharmacy

Parks & Recreation

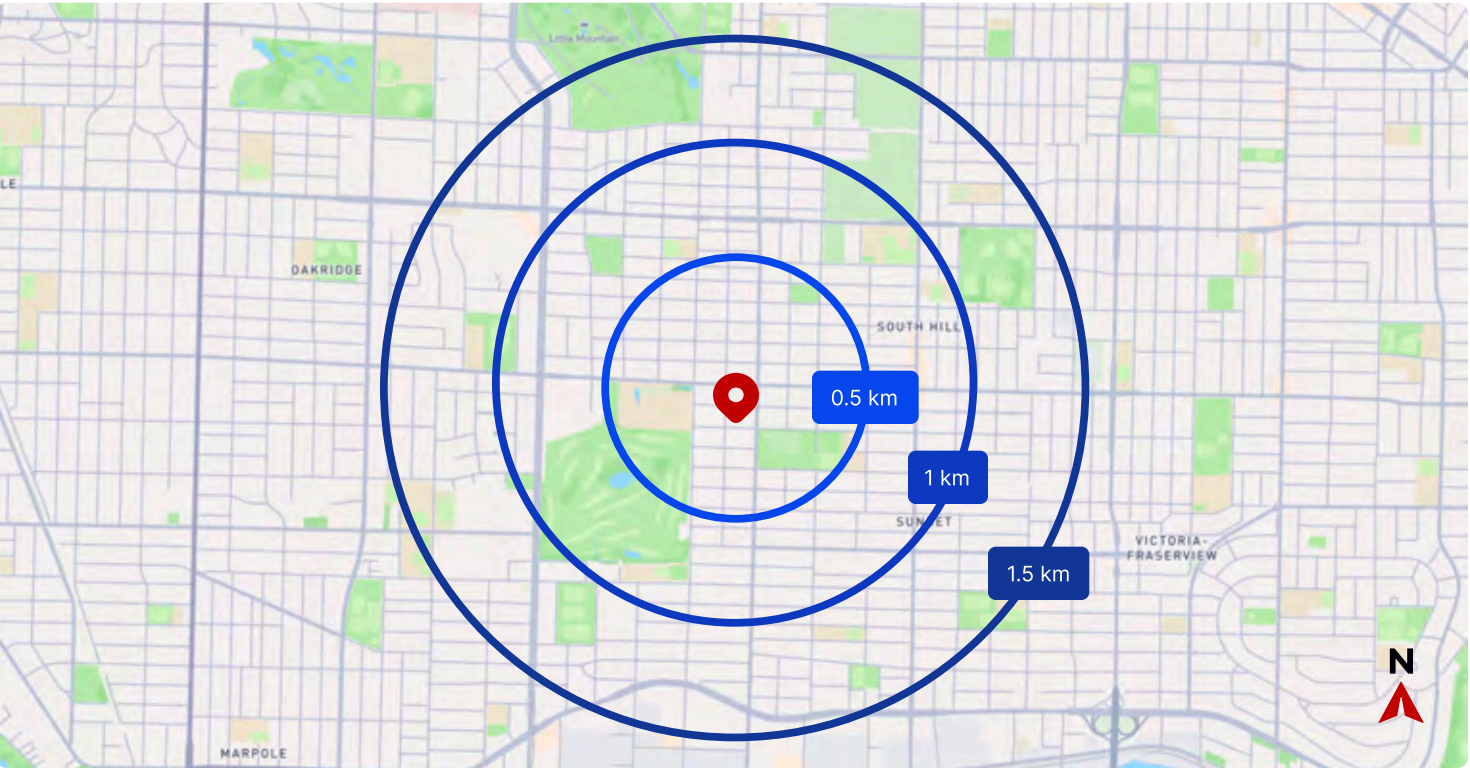
- 1 Sunset Community Centre
- 2 Sunset Park

Demographic

South Vancouver offers strong commercial real estate potential, driven by its strategic location, economic growth, and diverse property landscape. With seamless access to major highways, Vancouver International Airport, and public transit, it serves as a key hub for businesses and investors.

The area's commercial sector is thriving, with industrial spaces, office buildings, and retail centers catering to a range of investment needs. Vancouver's commercial real estate market saw \$10 billion in transactions in 2024, highlighting strong investor confidence.

	0.5 km	1 km	1.5 km
Population (2024)	4,717	19,344	44,959
Population (2029)	5,217	20,832	51,036
Projected Annual Growth (2024-2029)	2.04%	1.49%	2.57%
Median Age (2024)	35.90	37.70	37.80
Average Household Income (2024)	\$127,206	\$132,926	\$125,579
Average Persons Per Household (2024)	3	3	3



With a supportive business environment, skilled workforce, and ongoing infrastructure development, South Vancouver is an attractive destination for long-term commercial growth. Investing here means capitalizing on a high-demand market with solid returns.

Photos



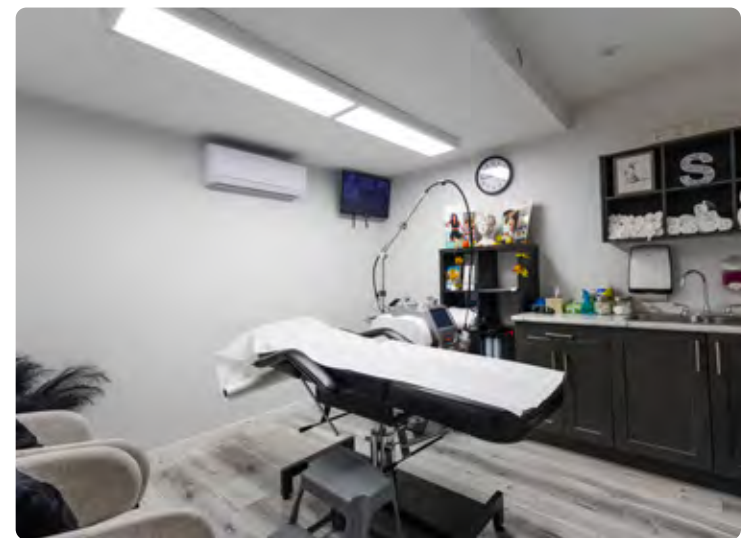
Photos

6657 Main Street



Photos

6655 Main Street



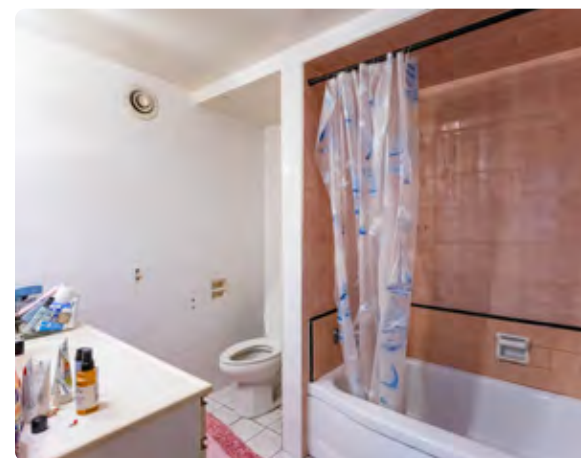
Photos

#1-6653 Main Street



Photos

#2-6653 Main Street



Photos



Photos





Khash Raeisi*
(778) 987-7029
khash@iciconic.com
*Personal Real Estate Corporation

NOTHING BUT ICONIC

Copyright © 2025 Iconic Properties Group by Stonehaus Realty. This document has been prepared by Iconic Properties Group for advertising and general information only. Iconic Properties Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Iconic Properties Group excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Iconic Properties Group and/or its licensor(s).