



3139 MAIN ST

VANCOUVER, BC

SITINGS REALTY LTD.
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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8



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PROJECT SUMMARY

3139 Main Street presents a rare opportunity to acquire a fully leased strata retail unit in the heart of Vancouver's thriving Mount Pleasant neighbourhood. The property is tenanted by a well-established physiotherapy clinic that has operated at this location since 1992, offering stable long-term income backed by decades of proven performance.

The tenant recently signed a new five-year lease at prevailing market rates, with annual rent escalations throughout the term, providing secure growing cash flow.

Ideally located just 650 meters from the future Mount Pleasant SkyTrain Station, the property benefits from exceptional visibility, strong foot traffic, and long-term upside within a rapidly evolving corridor.

This is a turnkey investment opportunity for purchasers seeking secure income in one of Vancouver's most desirable commercial nodes.

✚ Prime investment opportunity in Mount Pleasant

✚ Excellent exposure and frontage along Main Street

✚ Stable tenant that has been operating at the property for 33 years

✚ 5-year term with escalations at market rates with 2 options to renew for 5 years each



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DETAILS

Size: 1,293 SF

Price: Please contact Listing Agents

NOI: Please contact Listing Agents

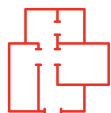
Cap Rate: Please contact Listing Agent

Term: 5 years + 2 renewal options

Parking: Six parking stalls

Zoning: C-2C

PID: 017-523-435



5 Treatment rooms
(two with sinks)



Reception and
waiting area



2 Offices



1 Washroom



1 Laundry room



Storage and
copy area



6 Exclusive
parking stalls

AREA TENANTS



DEMOGRAPHICS

	3 min	5 min	10 min
2024 Population	39,411	119,167	492,681
2029 Populations Projection	41,865	129,611	540,362
2024 Daytime Population	41,473	121,636	583,747
2024 Average HH Income	\$138,442	\$134,650	\$131,484

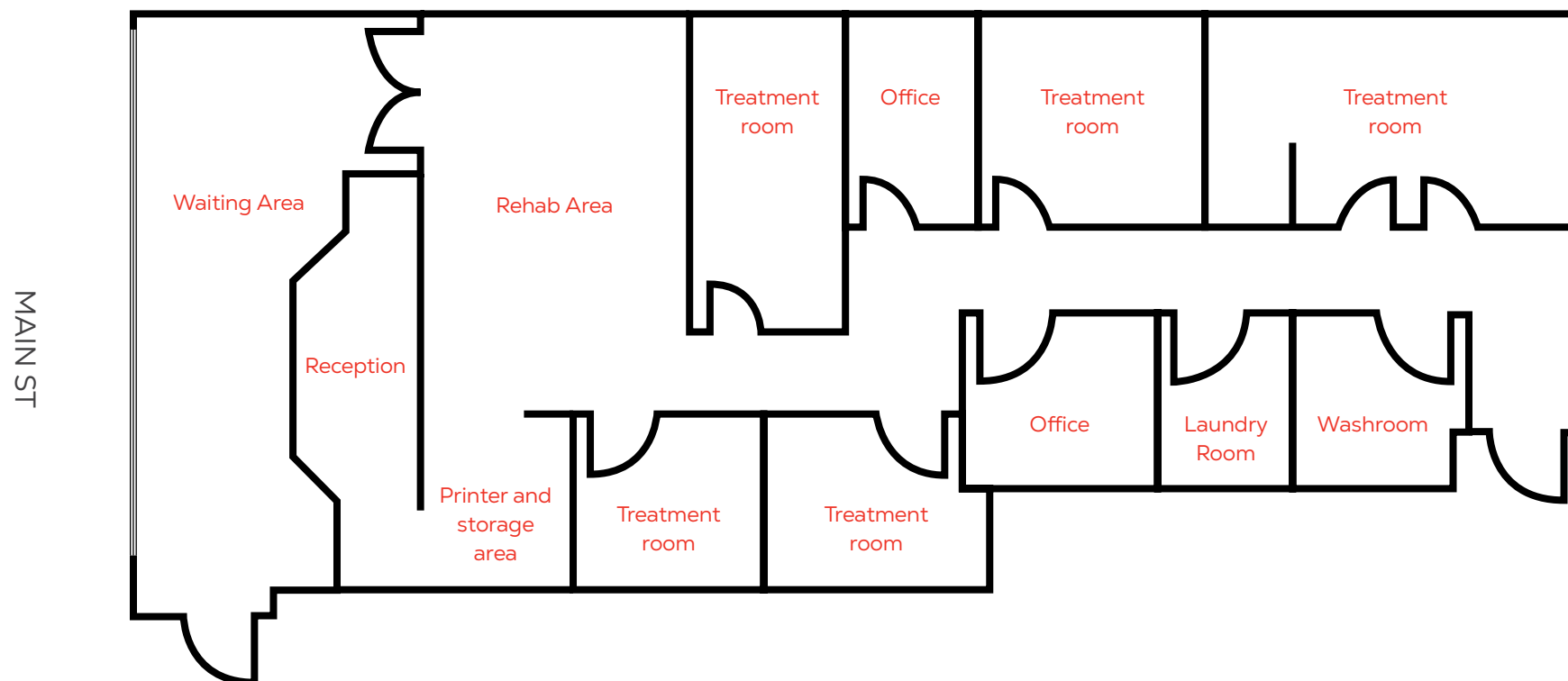
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FLOOR PLAN



LOCATION

