

# FOR SALE

# 1024 MAIN STREET

Prime Strathcona Investment/Development Opportunity



DOWNTOWN VANCOUVER

GASTOWN

CHINATOWN

STRATHCONA

Future New St. Paul's Hospital  
& Health Campus



# THE OPPORTUNITY

Corbel Commercial is pleased to present for sale 1024 Main Street in beautiful Vancouver, British Columbia.

Centrally located property in Strathcona at the edge of Vancouver’s downtown core. The site offers direct access to several of the city’s most dynamic neighbourhoods, including Mount Pleasant, Chinatown, and Railtown. With Science World nearby and both Pacific Central Station and the Main Street–Science World SkyTrain within walking distance, the property enjoys excellent connectivity and visibility.

Just steps away is the new St. Paul’s Hospital and Health Campus, a \$2 billion, 18.4-acre project, which will create 30,000 new jobs over the next 30 years, driving demand for medical, retail, hospitality, and residential uses in the immediate area. As the neighbourhood evolves and grows, 1024 Main Street is a strategic investment opportunity to capitalize on the transformation and growth of the immediate neighbourhood.

# SALIENT FACTS

Civic Address	1024 Main Street, Vancouver, BC
Lot Size*	5,000 SF (Approx.)
Building Size*	Please contact agent
PID	002-429-446, 013-753-633
Legal Description	LT 20, BLK 24, PL VAP 184, DL 196, GP 1, NWLD LT 21, BLK 24, PL VAP184, DL 196, GP 1, NWLD
Zoning	FC-1 Commercial
Property Tax	\$49,024.30 (2024)
Asking Price	\$4,300,000.00

<sup>1</sup>All sizes are approximate and subject to verification







# PROPERTY HIGHLIGHTS



Exceptional investment/development opportunity.



Strategically located near the Georgia Street Viaduct providing easy access to Downtown Vancouver.



Loading area accessible via Station Street.



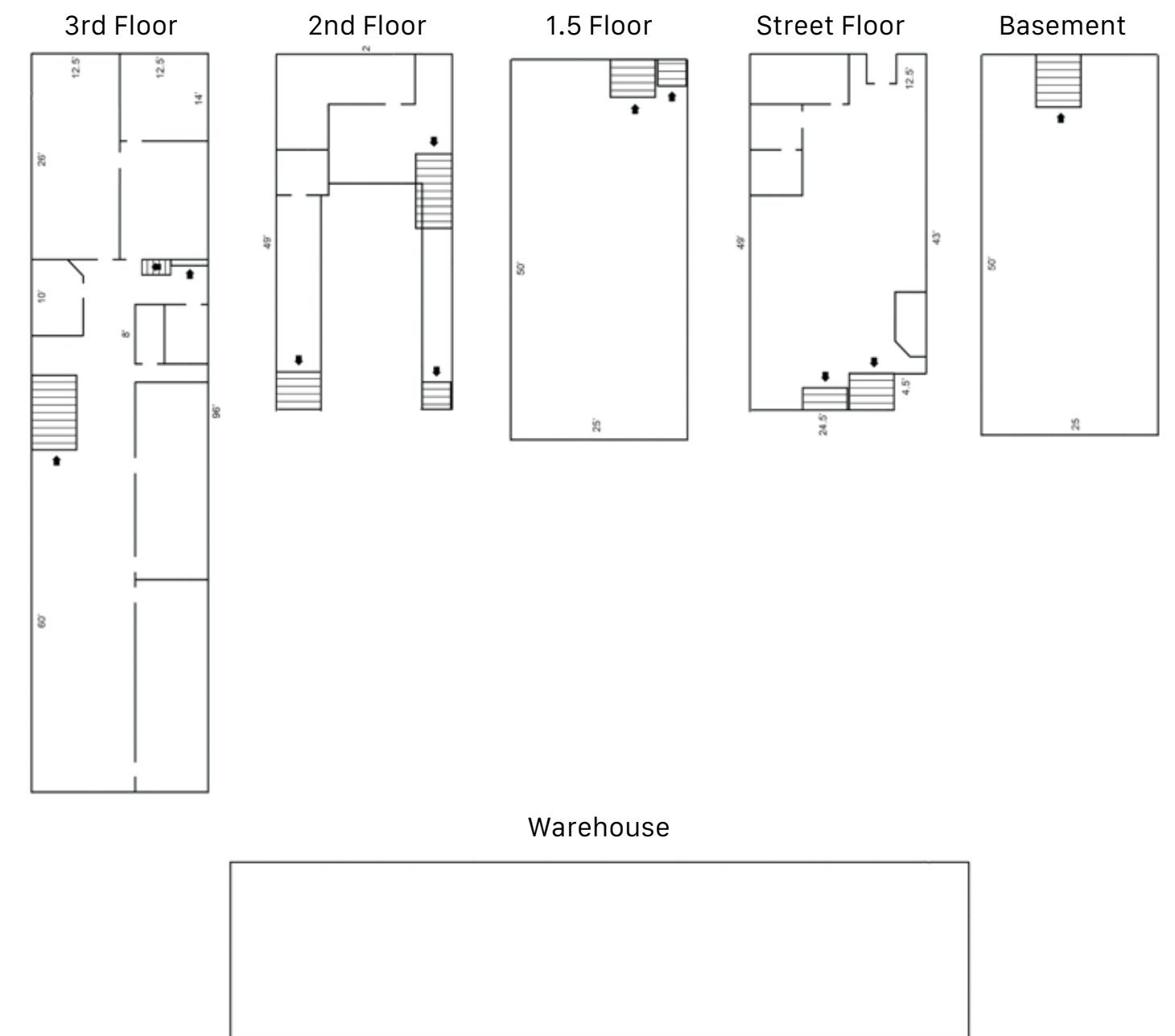
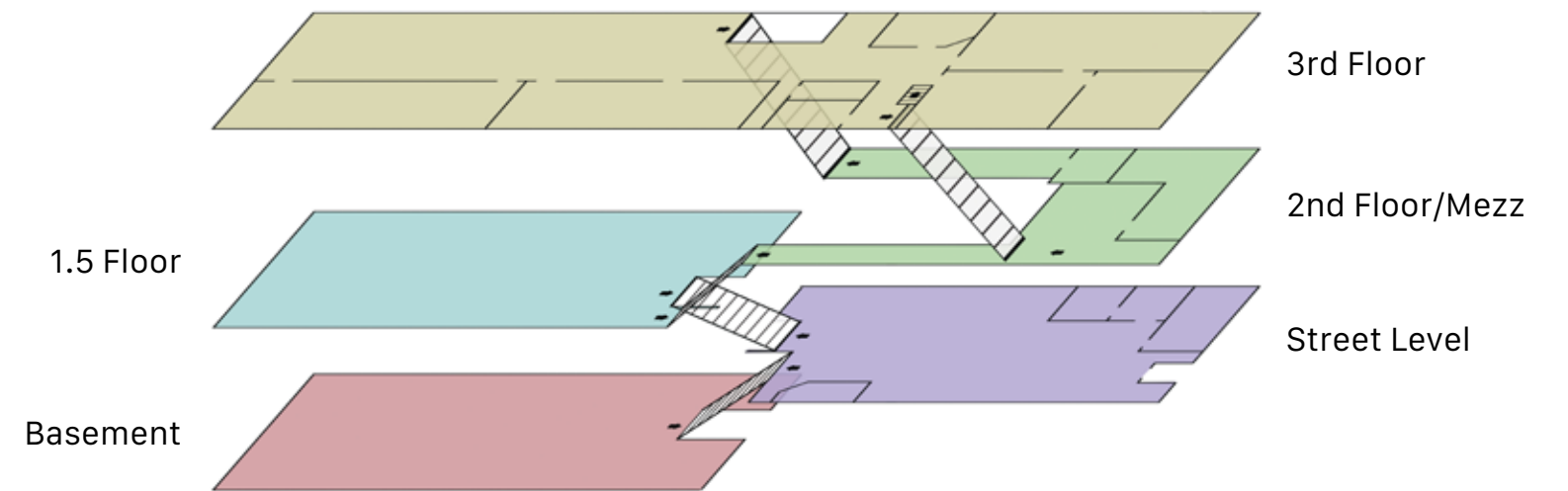
Significant daily vehicle traffic and transit accessibility.



Conveniently located just minutes from Main Street–Science World Station, with ample street parking available nearby.



Located just blocks from the new St. Paul's Hospital and Health Campus, a \$2 billion, 18.4-acre project set to transform Vancouver's healthcare landscape. Expected to create 30,000 jobs over the next 30 years, the development will drive demand for medical offices, research space, retail, hospitality, and housing for healthcare workers, creating new business opportunities attracting investment and fueling economic growth in the area.



## FLOOR PLAN

\*Floor plan may not be 100% accurate and is subject to verification.







# THE LOCATION

1024 Main Street is strategically positioned at the gateway between Mount Pleasant and the False Creek Flats — two of Vancouver’s fastest-growing and most creative districts. This area has evolved into a vibrant hub for innovation, design, and technology, attracting a diverse mix of businesses, startups, and cultural institutions. Just steps from the future St. Paul’s Hospital, a world-class medical and research campus currently under construction, the property stands to benefit from a surge in infrastructure investment, employment, and foot traffic in the years ahead.

The surrounding neighborhood is alive with energy, home to a mix of artisan cafes, craft breweries, boutique

fitness studios, and creative workspaces. It’s an environment that appeals to forward-thinking tenants and businesses looking to be part of Vancouver’s next wave of urban growth. With excellent access to transit, including the Main Street–Science World SkyTrain Station and major commuter routes, the property is only minutes from downtown, making it highly accessible to both employees and customers.

This is a rare opportunity to acquire a high-exposure asset in one of Vancouver’s most dynamic and evolving corridors—ideal for investors seeking long-term value in a rapidly transforming urban node.



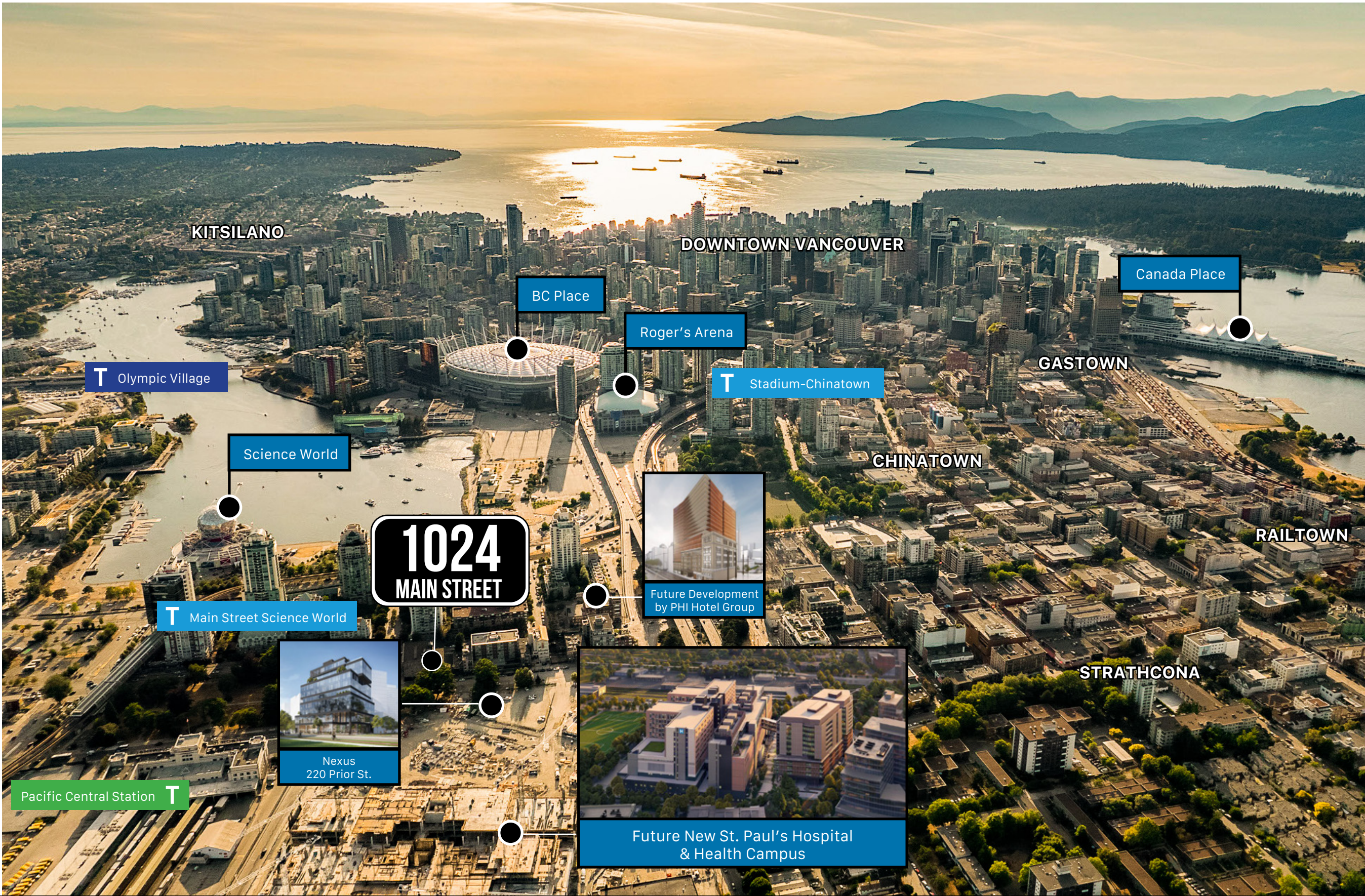
New St. Paul's Hospital & Health Campus



Pacific Central



Science World



1024 main street.



99

Walker's Paradise  
Daily errands do not require a car



100

Rider's Paradise  
World-class public transportation





**ROBERT THAM**  
604.609.0882 Ext. 223  
[robert@corbelcommercial.com](mailto:robert@corbelcommercial.com)

**MARC SAUL** PREC  
604.609.0882 Ext. 222  
[marc@corbelcommercial.com](mailto:marc@corbelcommercial.com)