

400 MAIN STREET

VANCOUVER, BC

PRICE REDUCTION



Corner of Main and Hastings Street
Building: 25,913 SF
Lot: 9,882 SF



**CUSHMAN &
WAKEFIELD**

400 MAIN STREET

Vancouver, BC

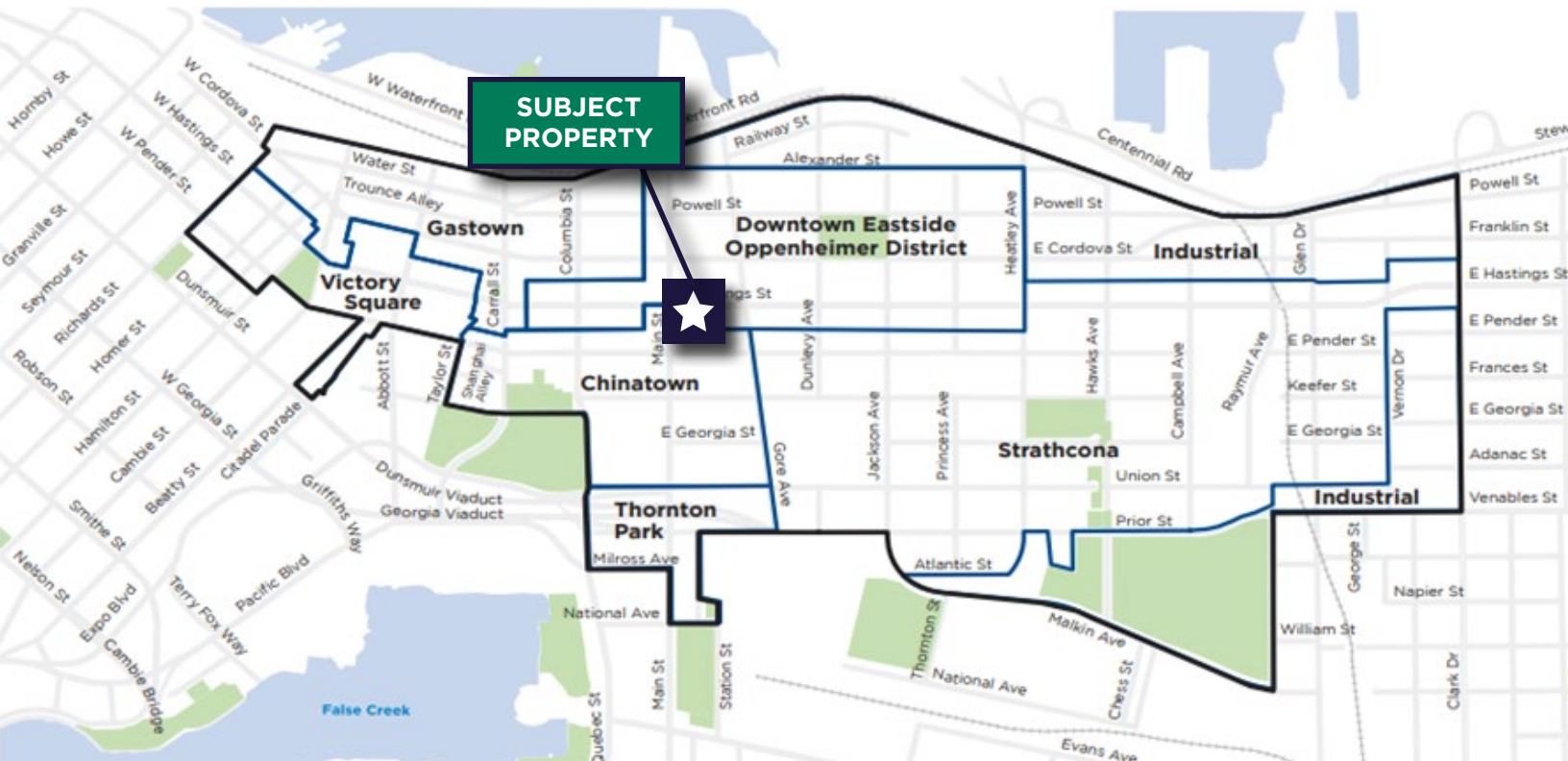
OPPORTUNITY

Cushman & Wakefield is pleased to present 400 Main Street, Vancouver, BC - a two storey heritage-style commercial building with amezzanine and full basement, offering approximately 20,220 square feet (sf) of gross rentable area plus 5,693 sf below grade. Set on a 0.23-acre corner lot with 82.4 ft of frontage on Main Street and 120 ft on Hastings Street, the property enjoys exceptional visibility at one of Vancouver's most prominent intersections

The building is currently 100% vacant, presenting a rare opportunity for an owner-occupier to secure a high-profile location with significant character and potential. With its scale, zoning flexibility, and historic charm, the property is ideally suited for adaptive reuse, repositioning, or redevelopment in alignment with the City's vision for Chinatown's revitalization.

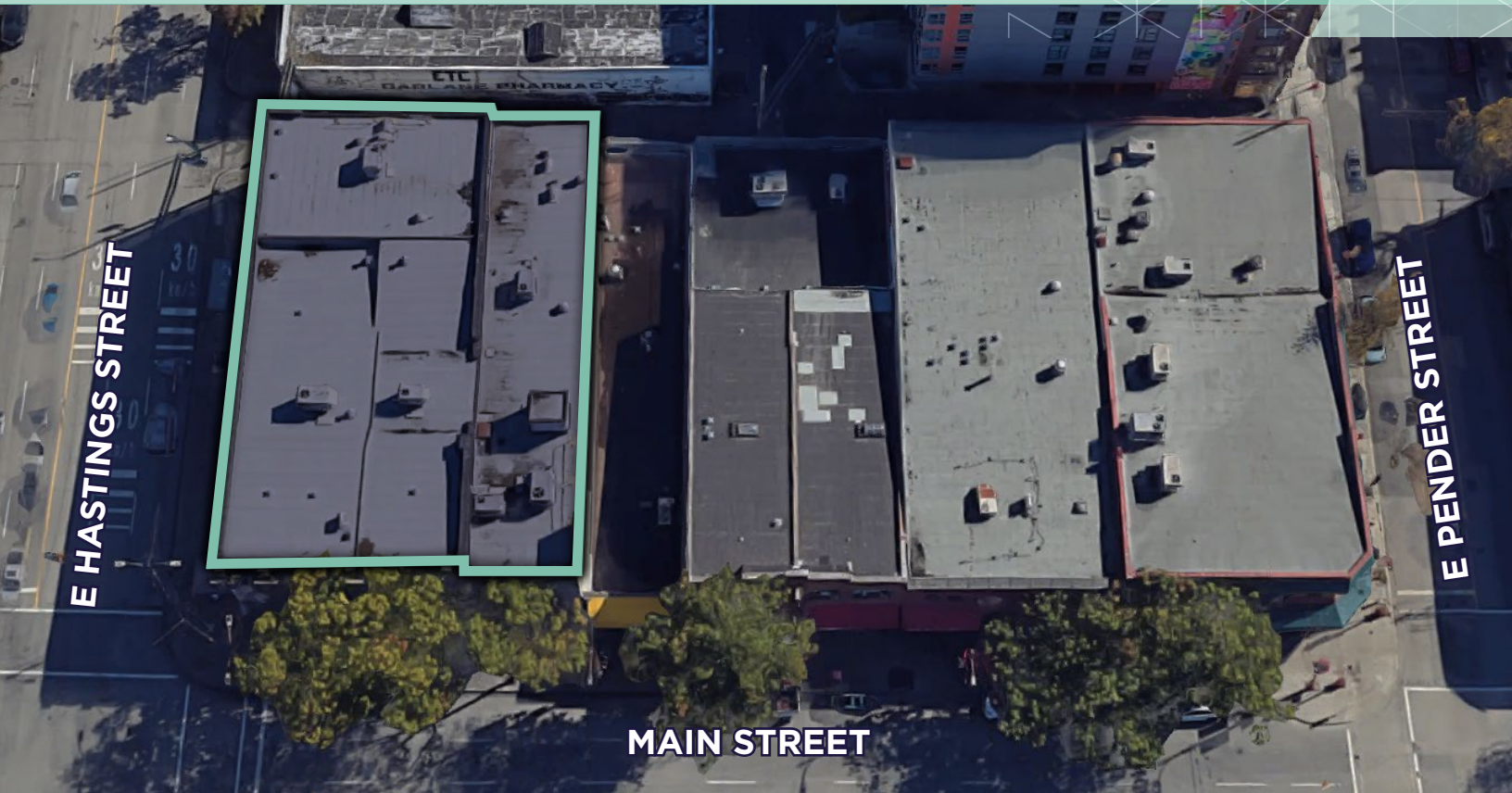
LOCATION

400 Main Street occupies a highly prominent corner at Main & Hastings, one of Vancouver's most recognizable intersections. While historically associated with the Downtown Eastside, the property sits at the gateway to Chinatown and falls under HA-1A (Historic Area) zoning within the Downtown Eastside OCP, which emphasizes revitalization, cultural preservation, and new mixed-use redevelopment. With ongoing investment in new residential, retail, and community-led initiatives, the property is ideally positioned to benefit from the area's transition and long-term growth potential.



400 MAIN STREET

Vancouver, BC



SALIENT FACTS

PID	015-680-339, 015-680-029, 015-680-291, 015-680-100
SITE AREA	0.23 AC 9,882 SF
ZONING	HA - 1A Historical Area
NCP	Downtown Easide - Oppenheimer District
OCP	Chinatown - Downtown Eastside; Chinatown Revitalization
GRA	±20,220 SF + basement 5,693 SF
FRONTAGE	±82.4 FT on Main Street ±120 FT on Hastings Street
LIST PRICE	\$6,980,000 \$4,980,000



PROPERTY HIGHLIGHTS

- **Prominent Vancouver Corner** - High-profile location at Main & Hastings, one of the city's most recognizable intersections and a true gateway to Chinatown.
- **Exceptional Value** - Opportunity to acquire a well-maintained 25,913 SF building for less than replacement cost, fully vacant and ready for owner occupancy.
- **Heritage Character with Flexibility** - Recognized cultural value while still allowing for redevelopment, with potential incentives for façade or building retention.
- **Rare Scale & Versatility** - Nearly 20,220 SF across three levels plus basement on a 0.23-acre corner site, suitable for adaptive reuse, repositioning, or redevelopment.
- **Long-Term Growth Potential** - Positioned to capture value as Chinatown and the Downtown Eastside continue to evolve under the City's revitalization framework.

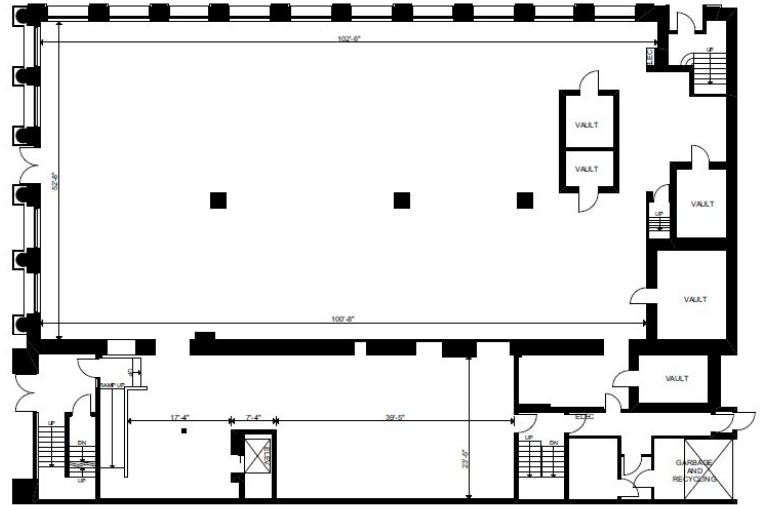
400 MAIN STREET

Vancouver, BC

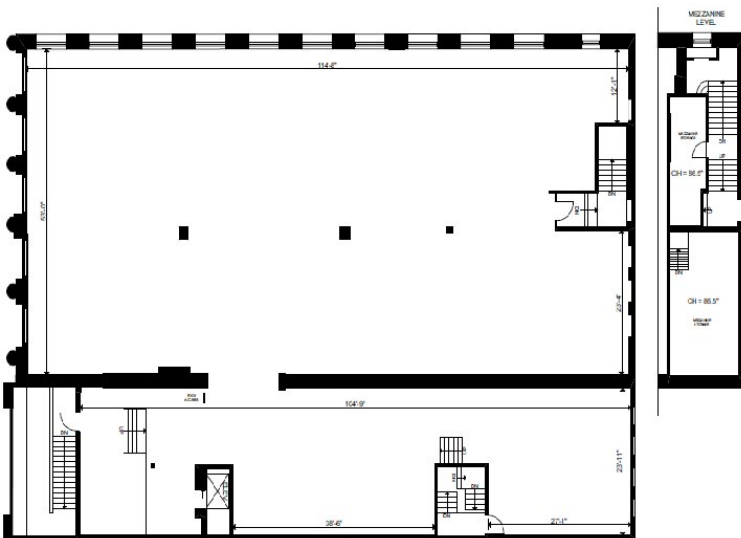
FLOOR PLAN

MAIN	9,639 SF
UPPER FLOOR	10,581 SF
BASEMENT	5,693 SF
TOTAL	25,913 SF

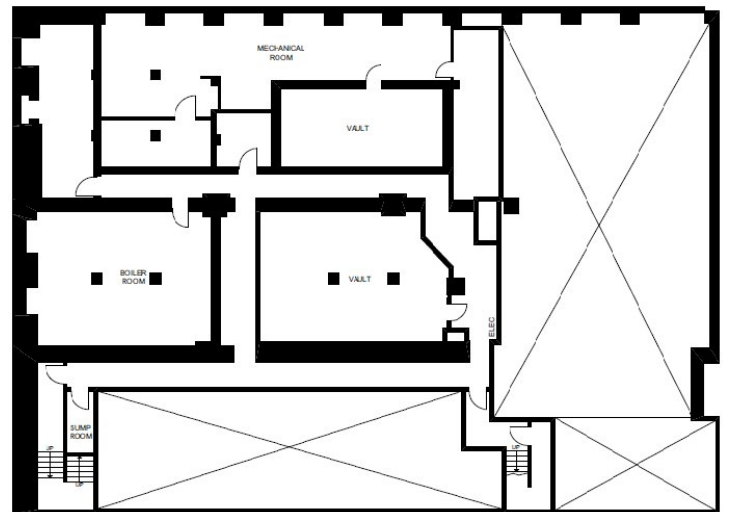
±82.4 FT on Main Street
 ±120 FT on Hastings Street



MAIN FLOOR



SECOND FLOOR

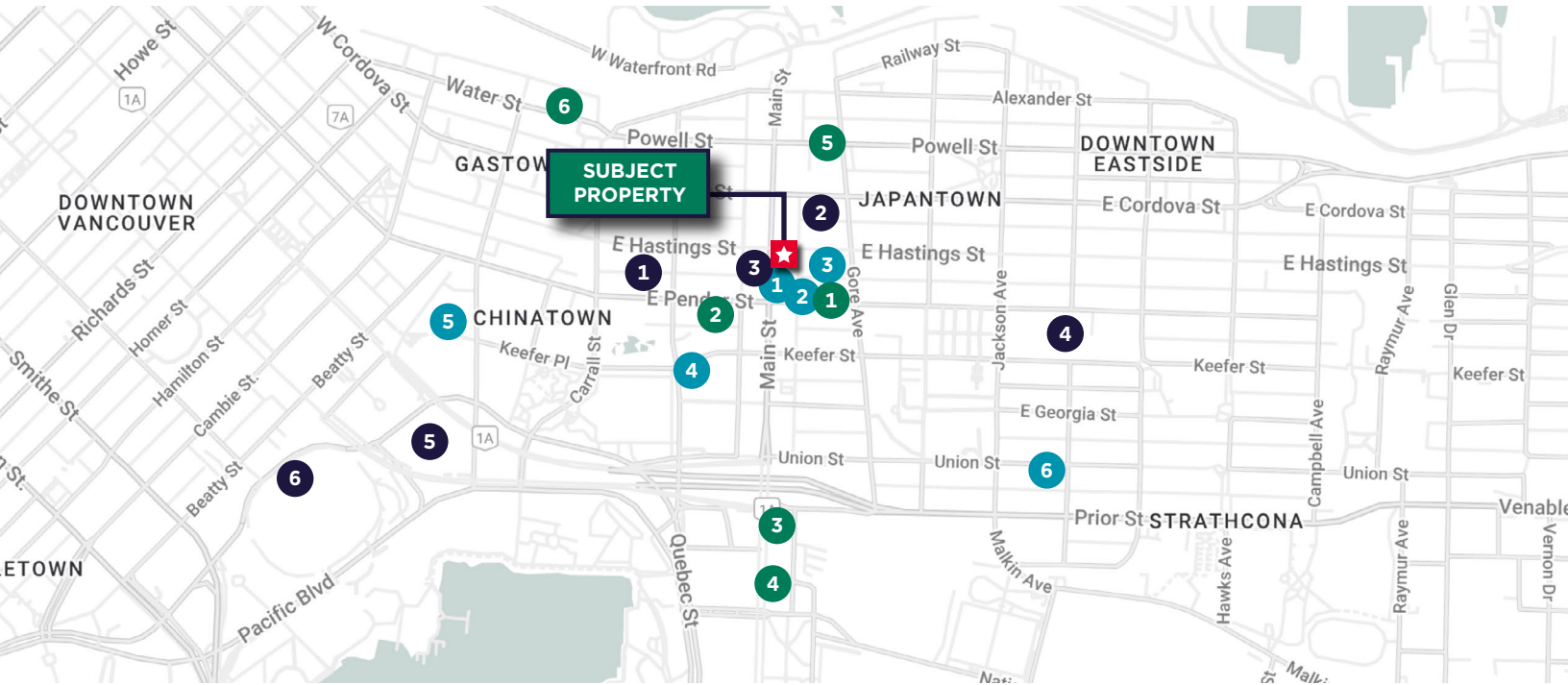


BASEMENT

400 MAIN STREET

Vancouver, BC

AMENITIES MAP



LANDMARKS

- 1 Chinese Canadian Museum
- 2 Vancouver Police Museum & Archives
- 3 Carnegie Community Centre
- 4 Strathcona Community Centre
- 5 Rogers Arena
- 6 BC Sports Hall of Fame and Museum

SHOPPING AND SERVICES

- 1 Canada Post - Chinatown Post Office
- 2 TD Canada Trust ATM
- 3 Rickshaw Theatre
- 4 Chinatown Plaza
- 5 T&T Supermarket Chinatown Store
- 6 Benny Foods Ltd

RESTAURANT

- 1 Mello
- 2 New Town Bakery & Restaurant
- 3 The American
- 4 Bodega on Main
- 5 Cuchillo
- 6 The Old Spaghetti Factory

SCORE

WALK SCORE

99

TRANSIT SCORE

96

BIKE SCORE

99



Contact

CRAIG HAZIZA
Personal Real Estate Corporation
Vice President, Retail Sales & Leasing
+1 604 831 2823
craig.haziza@cushwake.com



©2026 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-126926-V9