

For Sale

6653 Main Street

Vancouver, BC



4,600 SF MIXED-USE BUILDING ON MAIN STREET

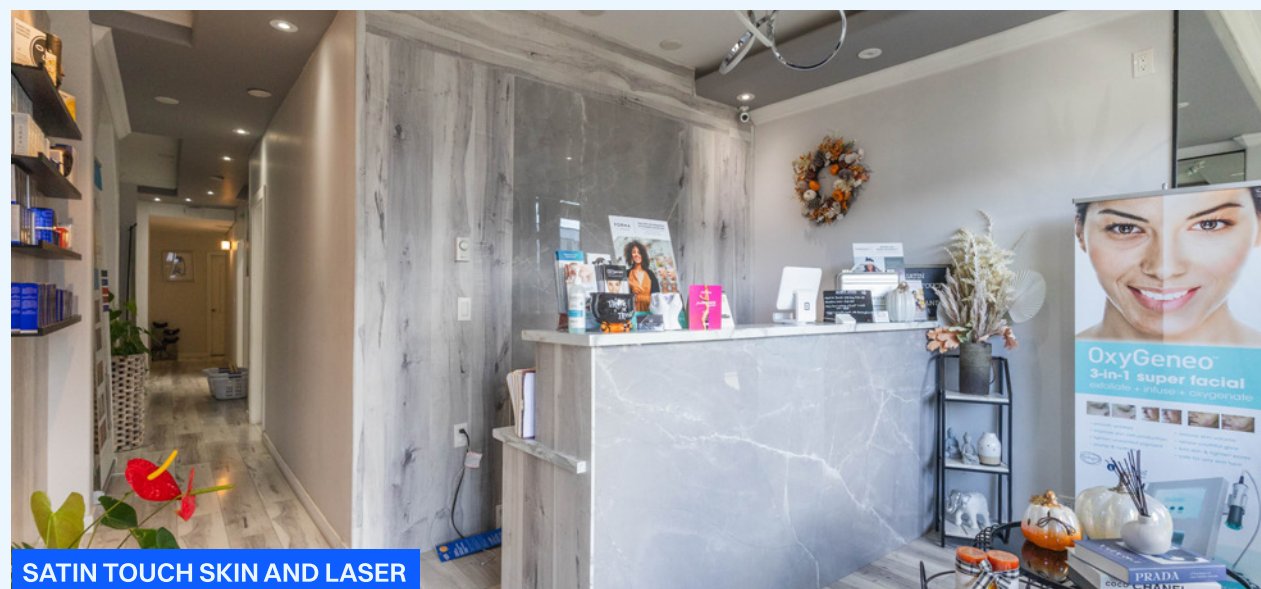




STORE FRONT



BANGLA BAZAR



SATIN TOUCH SKIN AND LASER

THE OPPORTUNITY

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.

The building features **two street-level commercial units** and **two 1-bedroom residential suites** above, creating a balanced and diversified revenue profile. The property offers an attractive return with a **cap rate exceeding 4.5%**, supported by stable in-place income and strong fundamentals in the area.

HIGHLIGHTS



MIXED-USE INCOME PROPERTY

Two street-level commercial units with two 1-bedroom residential suites above, providing diversified revenue.



4.5%+ CAP RATE

Strong in-place income supports an appealing return with potential for upside through future leasing at market rates.



STRONG MAIN STREET EXPOSURE

Positioned along a high-traffic corridor with excellent visibility and consistent pedestrian and vehicle flow.



LONG-TERM UPSIDE POTENTIAL

Opportunity to lease commercial space at market rates and enhance overall asset value over time.

Property Overview

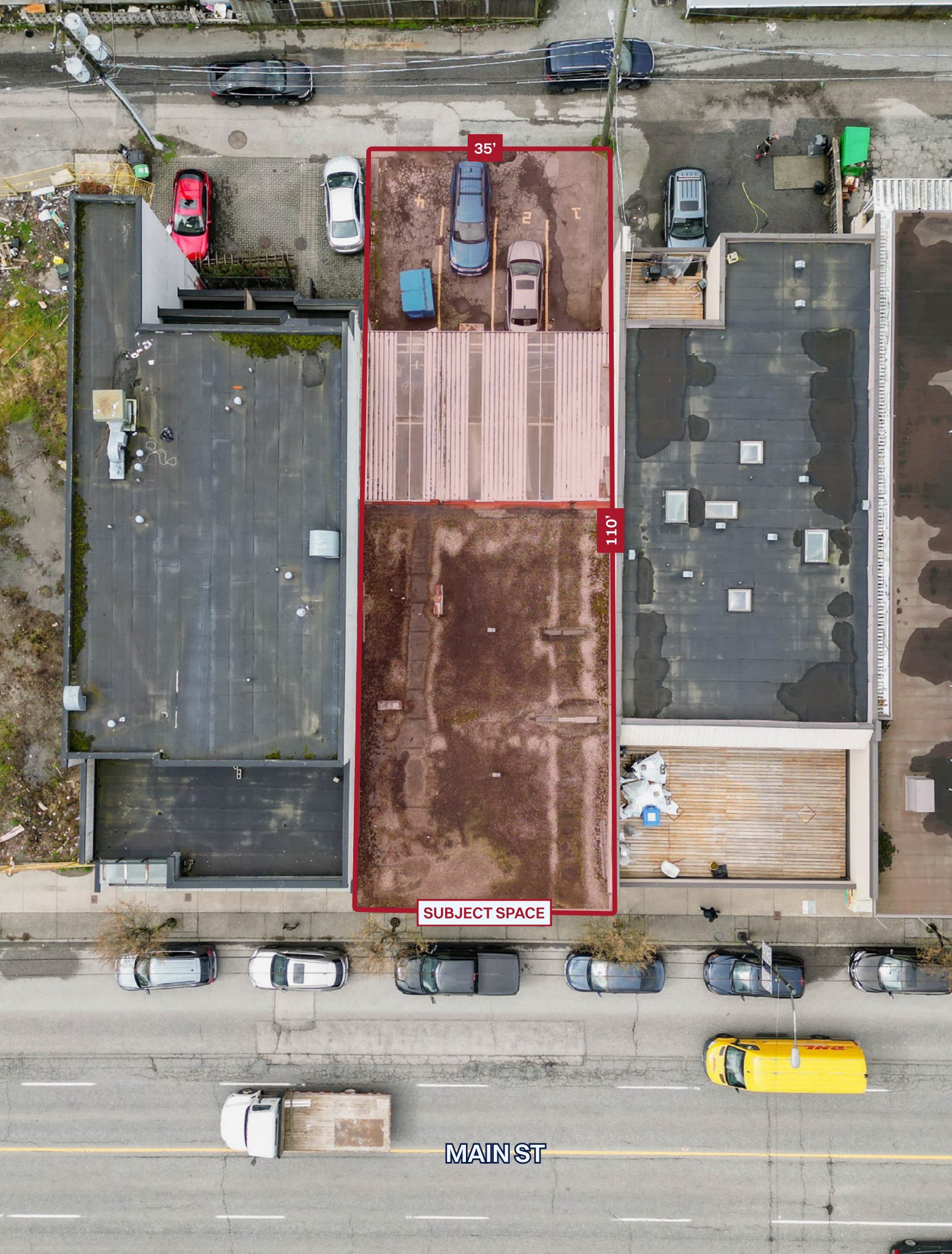
6653 Main Street is a well-located **mixed-use property** along a **busy Main Street corridor**, offering strong exposure and consistent pedestrian traffic.

The building totals approximately **4,600 SF**, with two ground-floor retail units of about **1,500 SF each** and two residential suites above at roughly **800 SF each**, creating a balanced income stream.

Currently tenanted by a **skin clinic and a grocery store**, the property provides stable in-place revenue. **Zoned C-2A**, it offers flexibility for a range of future uses, with **four parking stalls** at the rear adding practical value.

A clean, income-producing asset with long-term upside in a proven Main Street location.

ADDRESS	6653 Main St, Vancouver, BC, V5X 3H3
NEIGHBORHOOD	South Vancouver
PID	014-040-182
ZONING	C-2A - Mixed-Use
YEAR BUILT	1959
LOT DIMENSIONS	35' x 110'
LOT SIZE	3,850 SF
GROSS FLOOR AREA	4,600 SF
PARKING	4 Stalls
TAXES (2026)	\$15,217.30
ASSESSMENT (2026)	\$2,028,000
ASKING PRICE	\$3,288,000

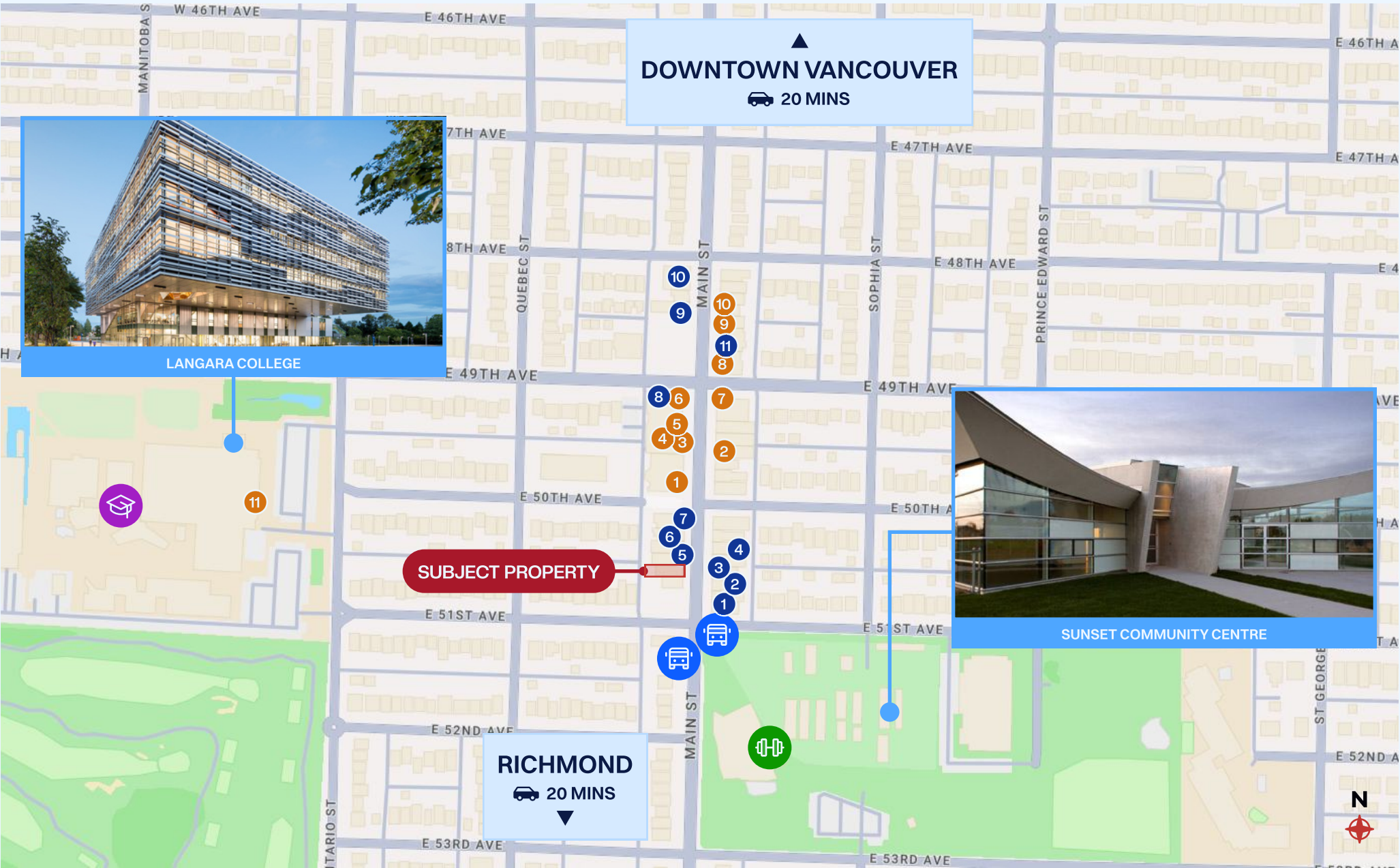
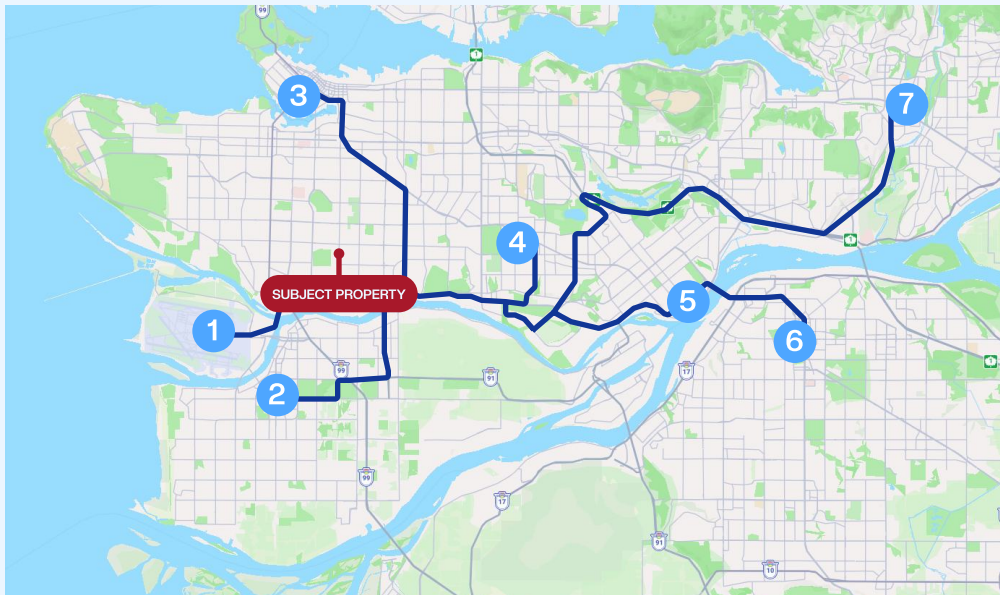


Location Overview

Located in South Vancouver, 6653 Main Street benefits from a strategic and well-connected position with convenient access to major transportation routes, Vancouver International Airport, and public transit. The area continues to see strong commercial activity, supported by a diverse mix of industrial, office, and retail properties, with over \$10 billion in transactions recorded in 2024, reflecting solid investor confidence.

Key destinations are easily accessible, including YVR Airport (10 minutes), Richmond (20 minutes), Downtown Vancouver (20 minutes), Metropolis at Metrotown (20 minutes), New Westminster (28 minutes), Surrey City Centre (33 minutes), and Coquitlam Centre (40 minutes).

Key Destination	Approx. Driving Time
1 YVR Airport	10 minutes
2 Richmond	20 minutes
3 Downtown Vancouver	20 minutes
4 Metropolis at Metrotown	20 minutes
5 New Westminster	28 minutes
6 Surrey City Centre	33 minutes
7 Coquitlam Centre	40 minutes



RESTAURANTS & CAFES

- 1 Himalaya Restaurant
- 2 Dhamaka Indian Restaurant
- 3 Mary Brown's Chicken
- 4 Freshii
- 5 Freshslice Pizza
- 6 Tim Hortons
- 7 Roots Café
- 8 Desi Rasoi
- 9 Tandoori Oven Restaurant
- 10 Hot Pan Pizza
- 11 Starbucks

RETAIL & SERVICES

- 1 Nanda Jewellers
- 2 Kumon Math and Reading
- 3 Main Aquarium
- 4 Mona Cloth House
- 5 Mother India
- 6 Punjab Food Center
- 7 After Hour Barbershop
- 8 RBC Royal Bank
- 9 Persia Foods
- 10 Smiley Kids Dental
- 11 Hartwell Therapy and Wellness

6653 MAIN ST

BUS STATION

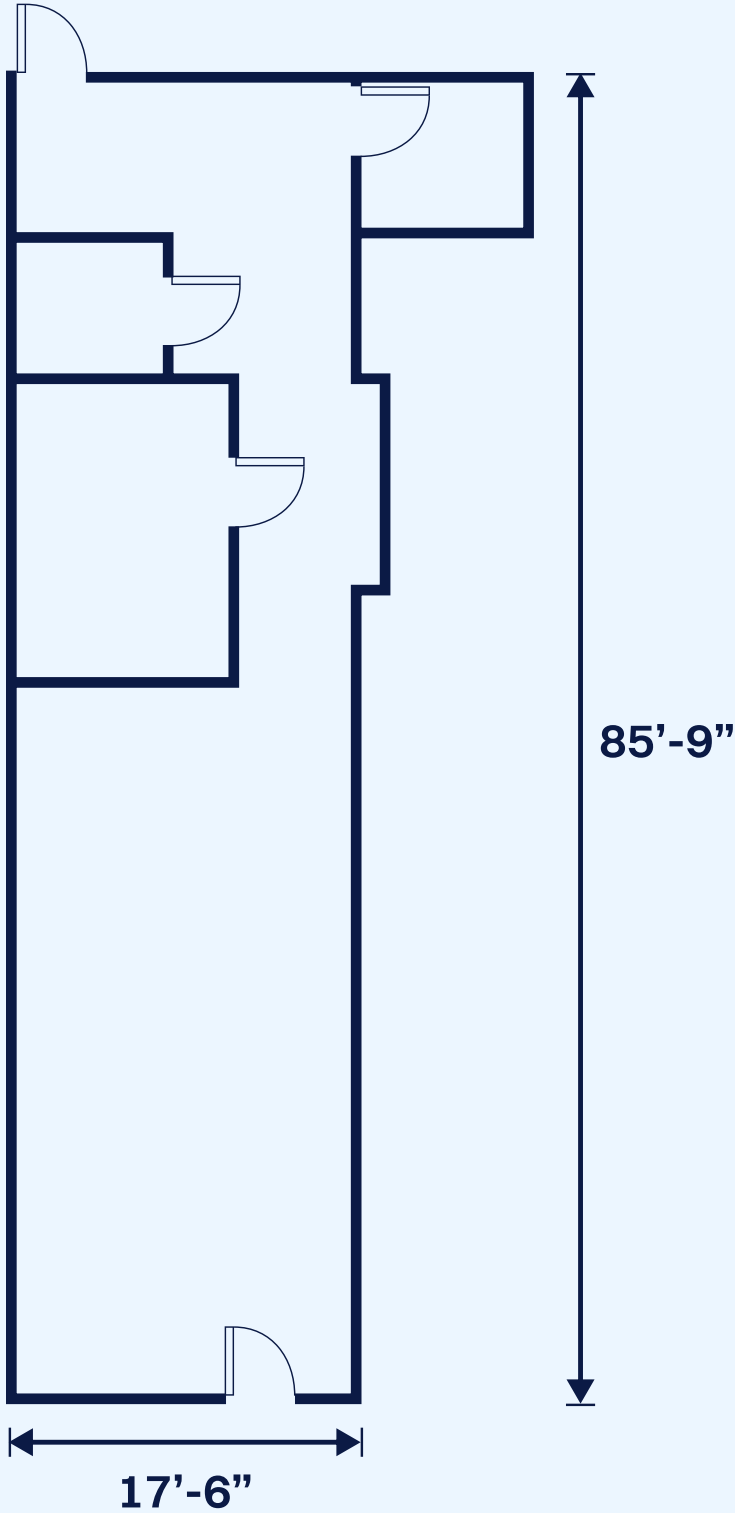
LANGARA COLLEGE

SUNSET COMMUNITY CENTRE

Floor Plans

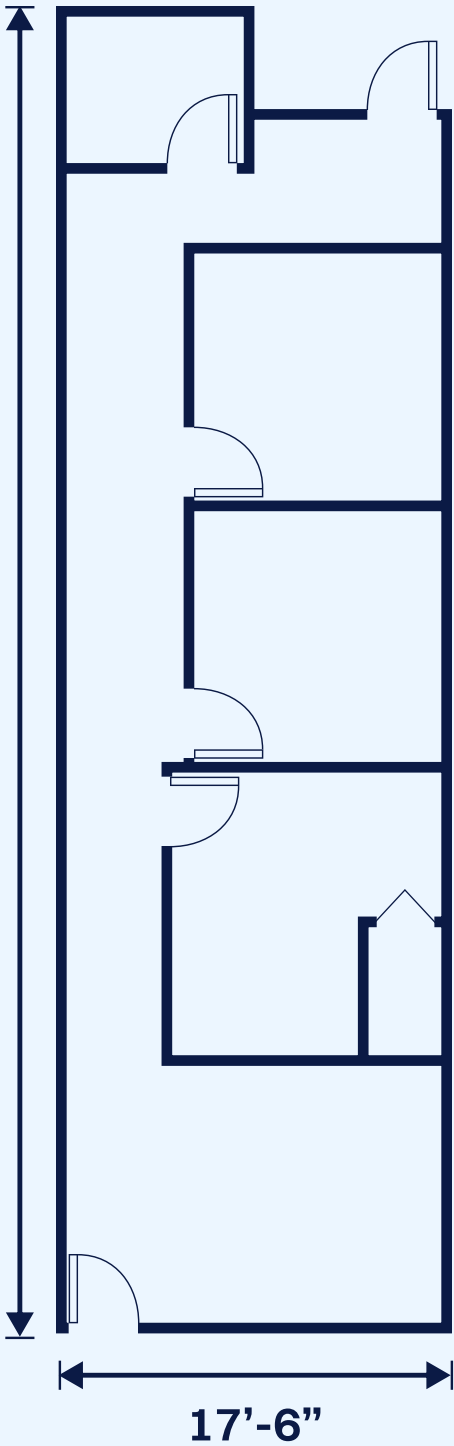
MAIN FLOOR RETAIL UNITS

6657 Main St
1,500 SF



85'-9"

6655 Main St
1,500 SF

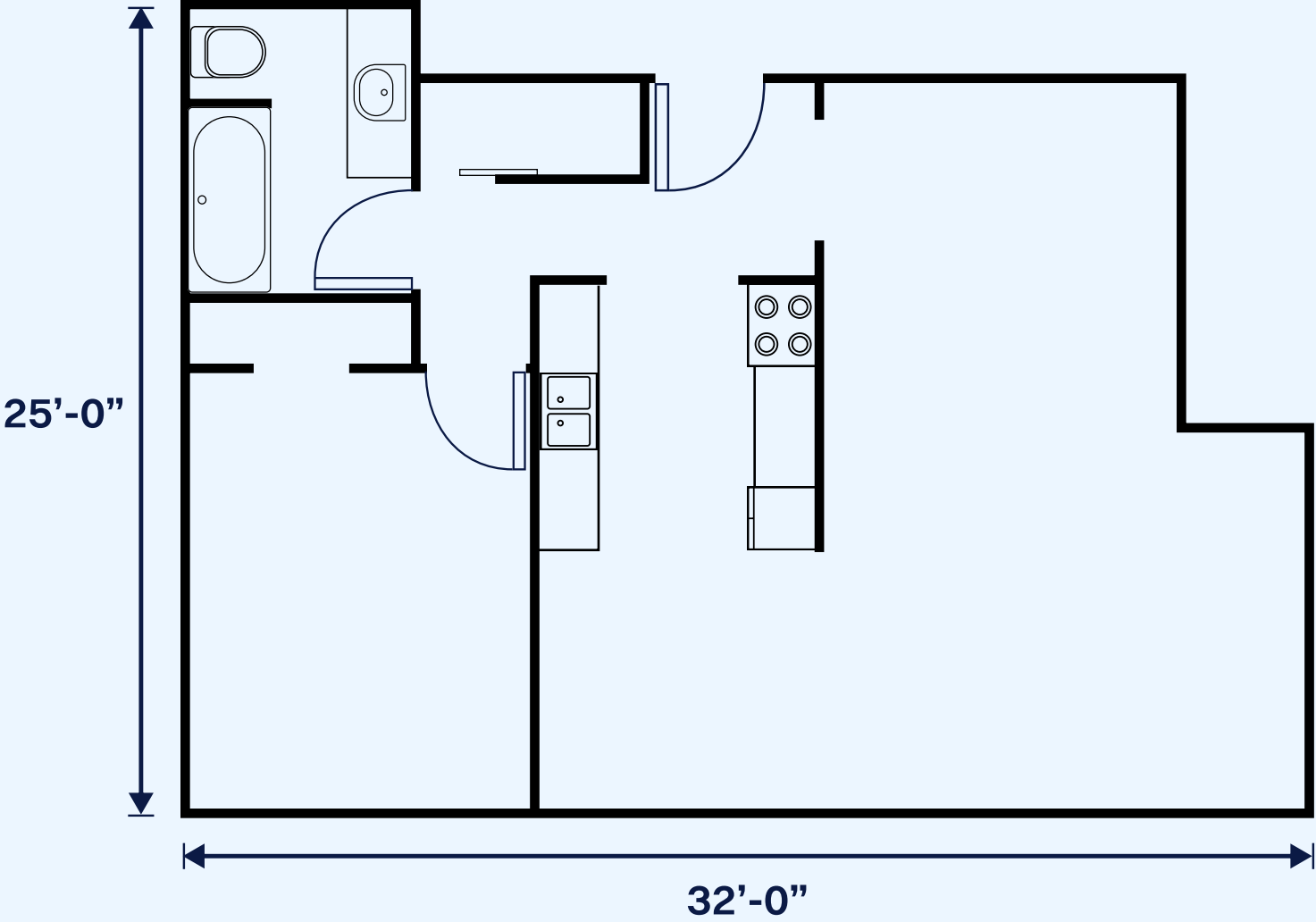


Total Area: 3,000 SF

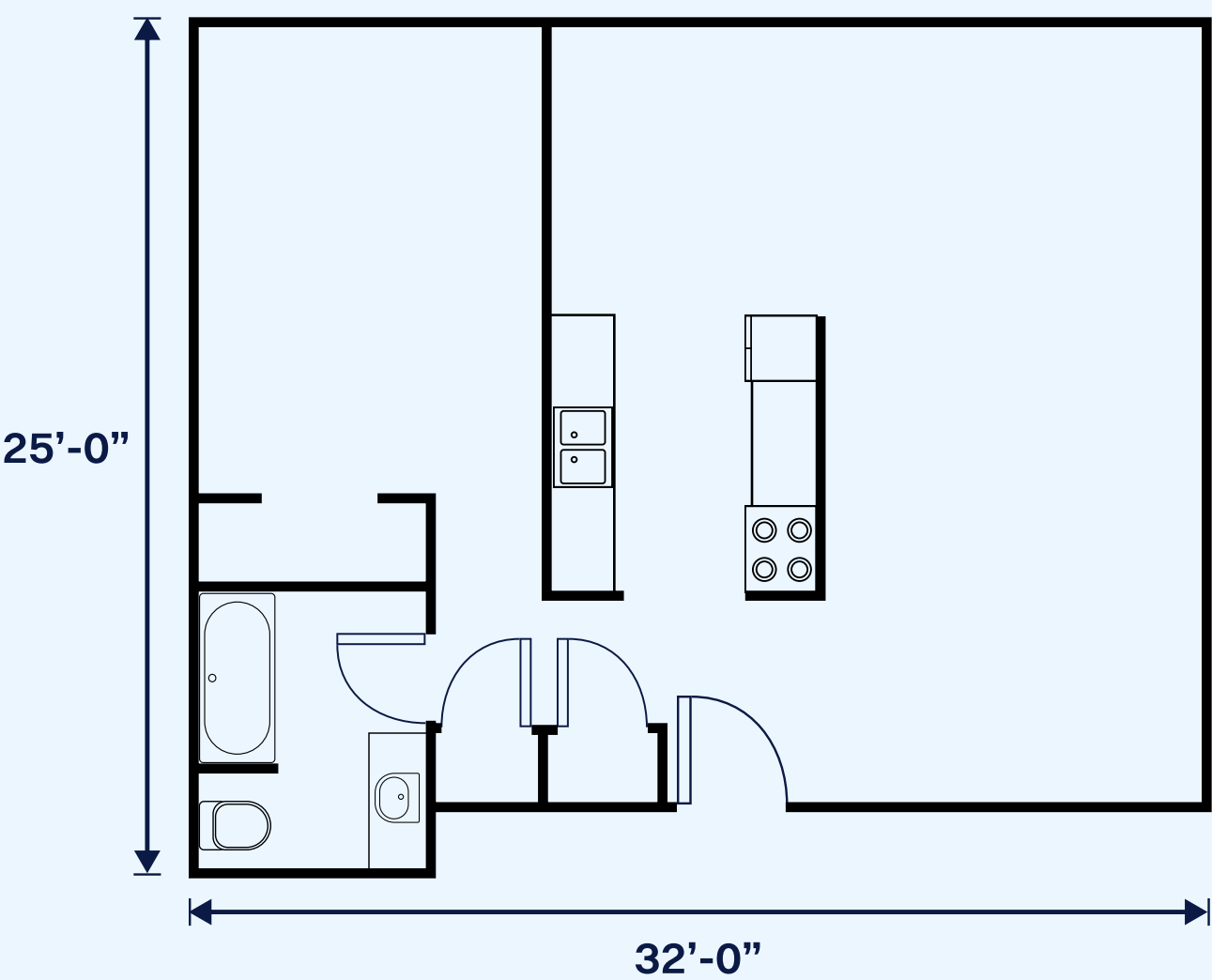
This floor plan is provided for general information and illustrative purposes only. All measurements and dimensions are approximate and may not reflect the actual layout. Buyers are advised to verify all details independently.

Floor Plans

SECOND FLOOR RESIDENTIAL UNITS



#1 6653 Main St
800 SF



#2 6653 Main St
800 SF

Total Area: 1,600 SF

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Gallery
EXTERIOR



Gallery

6657 MAIN ST



Gallery
6655 MAIN ST



Gallery

#1 6653 MAIN ST



Gallery

#2 6653 MAIN ST



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