

Active
C8074787

316 GOWER POINT ROAD

Gibsons & Area
Sunshine Coast
V0N 1V0

For Sale
Business
\$449,000

Additional Property Types:
Business

Listing Map: [M](#)

For Sale Price:

Leased/Sold Date:

Leased/Sold Price: /



Zoning: COMMERCIAL Gross Prop
P.I.D.#: 800-183-237 Building/Complex Name:

Tax Yr: Sale Type: Asset

Prime ocean-view restaurant opportunity in the heart of Gibsons Landing. The Mad Hen is a four-time People's Choice Award winner for Best Breakfast & Brunch and a highly recognized, turn-key operation featuring the largest outdoor patio in Lower Gibsons, modern equipment, and strong year-round customer traffic. Features include a large prep area (with potential supplemental revenue), dedicated parking, nostalgic 1950s décor, and exceptional cleanliness throughout. Currently open five days a week for breakfast & lunch, with liquor license in place and significant upside for expanded hours and menu. A rare chance to acquire an award-winning, established Sunshine Coast destination. Contact listing agent to request full info pack.

MEASUREMENTS:

Subj. Space Sq.Ft:	1,643	Space Avail for Lse:
Subj. Space Width:		Whse/Indust.Sq.Ft:
Subj. Space Depth:		Office Area Sq. Ft:
Land Size Sq. Ft.	0.00	Retail Area Sq. Ft:
Land Size Acres:	0.00	Mezzanine Sq. Ft:
Acres Freehold:		Other Area Sq. Ft:
Acres Leasehold:		Main Resid. Sq.Ft:
Subj Prop Width ft.:		Min. Divisible
Subj Prop Depth		Max. Contig. Space:

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months: 60
Is a Sub-lease?: No
Strata Fees/Month:
Seller's Int.: Registered Owner
Int. In Land: Leasehold
First Nat.Res:
Occupancy: Tenant

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per
Basic Rent per Annum:
Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:	# of Docks
# of Storeys:	# of Grade Doors:
# of Elevators:	# of Loading Doors:
# Parking Spaces:	Clear Ceiling Ht (ft):
Year Built:	Class of Space:
Building Type:	Street-Level Storefront

Construction Type:

Potential to Redevelop? **Comments:**

Environ. Assess.Done? **Not Applicable** **Comments:**

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:
APOD Cap Rate

BUSINESS & AGRI-BUS. DETAILS:

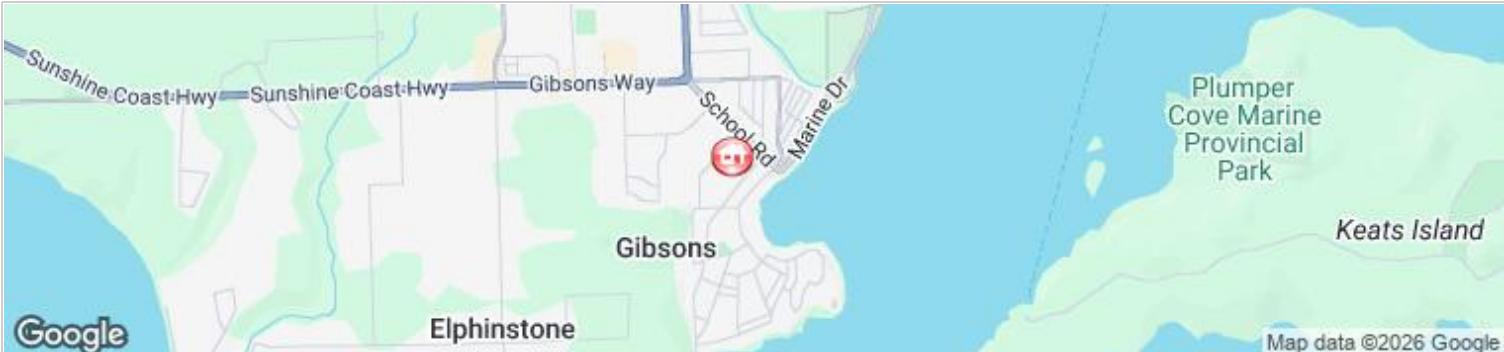
Major Business Type:
Food & Beverage
Minor Business Type:
FB - Diner
Business Name (d.b.a.):
The Mad Hen
Bus. Oper. Since (yr): 2021
Confidentiality Reqd: Yes
Major Use Description:

LISTING FIRM(S):

RE/MAX City Realty
2. RE/MAX City Realty

PRESENTED BY:

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Virtual Tour: [VirtualTourLink](#)



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