Active		**2/3 473 GOWER POINT ROAD**	**For Lease**	**Retail**
C8069722		**Gibsons & Area**		**Retail**

List Date: **6/4/2025**   Exp Date: **10/31/2025**
Sunshine Coast
V0N 1V7

Seller Accept Date:
Subj Removal Date: DOM: **43**   Price: **$0**
Completion Date: Org: **V**

Orig. **$0**   Prev.
Leased/Sold   /
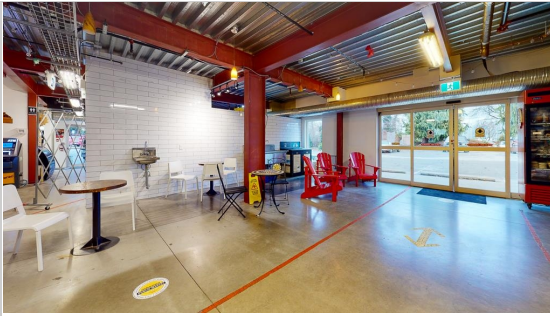
Zoning: **COMMERCI**   Gross Prop   Tax Yr: Sale Type: **Lease**
P.I.D.#: **800-159-385** Building/Complex Name: **Gibsons Public Market**

669 sq ft merchant space available at Gibsons Public Market. Seeking a deli and/or butcher style merchant to offer fresh/frozen meats, cheeses, and other deli products to round out our Market offerings to provide a one-stop shopping experience. Other applicants will also be considered depending on the proposed product offering. This bustling market space is home to four other year-round merchants and an award-winning bistro, and hosts a wide range of opportunities for local entrepreneurs, including a commissary kitchen, seasonal markets and events, art shows, and musical performances. A great opportunity to expand your business or start a new venture in a positive and supportive environment. The current tenant has equipment and fixtures that could be purchased to create a turn-key operation.

MEASUREMENTS:

Subj. Space Sq.Ft:		Space Avail for Lse:	**669**	
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 Space:	**669**	
Subj Prop Depth ft.:		Max. Contig. Space:		

LEASE DETAILS:

Lease Type:	**Net**
Lease Expiry Date:	
Lse Term/Months:	**60**
Is a Sub-lease?:	**No**
Strata Fees/Month:	

Seller's Int.:	**Registered Owner**
Int. In Land:	**Freehold**
First Nat.Res:	
Occupancy:	**Vacant**

NET / GROSS RENT

Basic Rent per Annum/SF:	**$27.32**
Est. Additional Rent / SF:	**$17.91**
Basic Rent per Month:	**$1,599.38**
Est. Add. Rent per Month:	**$998.48**
Basic Rent per Annum:	**$18,278.64**
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:	**2016**	Class of Space:
Building	**Commercial Mix**	
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

BUS/BWP & AGR DETAILS:

Major Business Type:	
Minor Business Type:	
Business Name (d.b.a.):	
Bus. Oper. Since (yr):	
Confidentiality Reqd:	**No**
Major Use Description:	

LEGAL: **UNIT 2&3 - LOT C BLOCK 22 PLAN VAP4856 DISTRICT LOT 685 LAND DISTRICT 1 LAND DISTRICT 36 TO BLK 27**

REALTOR REMARKS: Unit 2 & 3 are available and can be leased separately or together Applicants need to be approved by the market and will need to submit credit report and present business plan to and be approved my board. Space available June 15 Mere posting only, Please contact admin@gibsonspublicmarket for further details.

DESIGNATED AGENT(S):

Tony Browton PREC* - CONTC: 604-418-2695
RE/MAX City Realty - OFC: 604-886-2670
tbrowton@truebluerealty.ca

APPOINTMENT INFORMATION:

Contact Listing REALTOR®

Tony Browton
604-418-2695
Virtual Tour: **VirtualTourLink**
Brochure:

Commission: **$150.00**

Seller/Landlord: **Gibsons Community Building Society (GCBS)**
Sell Firms: 1.   2
Buyer Agents:1   2.   3.

Agent View