

<b>ACTIVE</b> <b>C8045809</b> Listing Date: 7/27/2022 Expiry Date: 11/30/2022 DOM: 6 Board: V Orig. Price: \$229,000 Prev. Price: \$0		<b>1016 VENTURE WAY</b> <b>Gibsons &amp; Area</b> <b>Sunshine Coast</b> <b>VON 1V7</b>		<b>For Sale</b>  For Sale Price: <b>\$229,000</b> Leased/Sold Date: Leased/Sold Price: /		<b>Business</b> <b>Business</b>	
							



Zoning: **COMMERCIA** Gross Prop Tax Yr: Sale Share  
P.I.D.#: **800-155-887** Building/Complex Name:

If you're passionate about fitness, realize your dream of business ownership with a proven format, established location, updated equipment and excellent new location! Offered as a share sale, this is a turn-key, profitable business with staff and contractors in place. This turn-key business has been a valuable part of Gibsons for 10 years. Current owner is dedicated to maintaining a positive reputation, a well-trained staff, and a clean and safe studio, making it the perfect opportunity for new owners to come in and get a running start. Experience is not required but a passion for fitness and helping people are a prerequisite. As a hands-on new owner, your energy and enthusiasm are what this business needs to continue to grow and prosper. **Other Business Highlights Include:** - Established and dedicated membership base and recurring revenue through membership sales and merchandise - Full training and ongoing support. - A turn-key

#### MEASUREMENTS:

Subj. Space Sq.Ft: **1,887** 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 Space:  
Subj Prop Depth ft.: Max. Contig. Space:

#### LEASE DETAILS:

Lease Type:  
Lease Expiry Date:  
Lse Term/Months:  
Is a Sub-lease?:  
Strata Fees/Month:  
Seller's Int.: **Registered Owner**  
Int. In Land: **Leasehold**  
First Nat.Res:  
Occupancy:

#### NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per Month:  
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: **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:  
**Sports & Recreation**  
Minor Business Type:  
**Health Club/Centre**  
Business Name (d.b.a.):  
**Sluggers Family Gym**  
Bus. Oper. Since (yr): **2013**  
Confidentiality Req'd: **Yes**  
Major Use Description:

**LEGAL: SHARE SALE OF SLUGGERS FAMILY GYM INC**

**REALTOR** All measurements approximate, buyer to verify if important. Financial available with signed NDA. Please make an appointment to **REMARKS:** view, do not ask staff about listing.

#### DESIGNATED AGENT(S):

- Tony Browton PREC\* - CONTC: 604-418-2695**  
RE/MAX City Realty - OFC: 604-886-2670  
tbrowton@trueblurealty.ca
- Grant Marshall PREC\* - CONTC: 604-790-0788**  
Sutton Group-West Coast Realty - OFC: 604-886-3031
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#### APPOINTMENT INFORMATION:

Contact Listing **REALTOR®**  
  
**Grant Marshall**  
**604-790-0788**  
Virtual Tour: **VirtualTourLink**  
Brochure:

Commission: **4% OF FINAL SALE PRICE.**

Seller/Landlord: **Mel Dempster**

Sell Firms: 1.

Buyer Agents: 1.

2.

3.