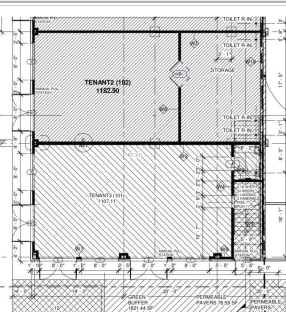


Active C8068152 List Date: 4/4/2025 Seller Accept Date: Subj Removal Date: Completion Date:	Exp Date: 7/31/2025 DOM: 34 Org: V	102 1058 GIBSONS WAY Gibsons & Area Sunshine Coast VON 1V7 	For Lease Price: Orig Price: \$0 Leased/Sold	Industrial Industrial \$0 Prev Price: /
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	Zoning: LI	Gross Prop Tax:	Tax	Sale	Lease
	P.I.D.#: 800-177-457 Building/Complex Name:				
	Commercial Space for Lease – Upper Gibsons Industrial Park Bright and functional 1,182 sq ft commercial unit available July 1, 2025, in the heart of Upper Gibsons' industrial park. This well-maintained space features a heat pump for year-round comfort and is fully network-wired, making it ideal for a variety of business uses. Located in a great building with excellent exposure and easy access, this unit is supported by a responsive and reliable landlord. Currently tenanted – viewings available by appointment only.				

MEASUREMENTS:	LEASE DETAILS:	NET / GROSS RENT DETAILS:
Subj. Space Sq.Ft: Space Avail for Lse: 1,182	Lease Type: Net	Basic Rent per Annum/SF: \$25.50
Subj. Space Width Whse/Indust.Sq.Ft:	Lease Expiry Date:	Est. Additional Rent / SF: \$5.75
Subj. Space Office Area Sq. Ft:	Lse Term/Months: 36-60	Basic Rent per Month: \$2,511.75
Land Size Sq.Ft: 0.00 Retail Area Sq. Ft:	Is a Sub-lease?: No	Est. Add. Rent per Month: \$566.37
Land Size Acres: 0.00 Mezzanine Sq. Ft:	Strata Fees/Month:	Basic Rent per Annum: \$30,141.00
Acres Freehold: Other Area Sq. Ft:	Seller's Int.: Registered Owner	
Acres Leasehold: Main Resid. Sq.Ft:	Int. In Land: Leasehold	Gross Rent per Annum/SF:
Subj Prop Width ft.: Min. Divisible Space: 1,182	First Nat.Res:	Gross Rent per Month:
Subj Prop Depth ft.: Max. Contig. Space:	Occupancy: Tenant	Gross Rent per Annum:
BASIC BUILDING & PROPERTY DETAILS:	MULTI-FAMILY DETAILS:	BUS/BWP & AGR DETAILS:
# of Buildings: # of Docks	# of Bachelor Apts:	Major Business Type:
# of Storeys: # of Grade Doors:	# of Studio Apts:	
# of Elevators: # of Loading Doors:	# of 1 Bdrm Apts:	Minor Business Type:
# Parking Spaces: Clear Ceiling Ht (ft):	# of 2 Bdrm Apts:	
Year Built: 1973 Class of Space:	# of 3 Bdrm Apts:	Business Name (d.b.a.):
Building Type: Commercial Mix, Strip Mall, Warehouse	# of 4+ Bdrm Apts:	
Potential to Redevelop? Comments:	# of Penthouse Apts:	
Environ. Assess.Done? Not Applicable Comments:	Total # of Apts	Bus. Oper. Since (yr):
	# of Other Units:	Confidentiality Req'd:
	Total # of Units:	Major Use Description:
	APOD Cap Rate	

LEGAL: UNIT 102 - LOT C, BLOCK 1, PLAN VAP 13577, DISTRICT LOT 689, NEW WESTMINSTER LAND DISTRICT, EXCEPT: PT ON PL BCP 8588, & BLK 2

REALTOR REMARKS: Space available July 1 2025. Currently tenanted so at least 24 hours required for showings.

DESIGNATED AGENT(S):	APPOINTMENT INFORMATION:
1 Tony Browton PREC* - CONTC: 604-418-2695 RE/MAX City Realty - OFC: 604-886-2670 tbrowton@truebluerealty.ca	Contact Listing REALTOR®
2	TONY
3	6044182695
	Virtual Tour: VirtualTourLink
	Brochure:
Commission: 1 MONTHS BASE RENT ON MINIMUM 3 YEAR LEASE	
Seller/Landlord: Relova Holdings Ltd	
Sell Firms: 1.	
Buyer Agents: 2	3.