

ACTIVE
C8045497

Listing Date: 7/14/2022
Expiry Date: 10/31/2022
DOM: 1 Board: V
Orig. Price: \$79,000 Prev. Price: \$0

8 473 GOWER POINT ROAD
Gibsons & Area
Sunshine Coast
V0N 1V0



For Sale

Business
Business

For Sale Price: **\$79,000**
Leased/Sold Date:
Leased/Sold Price: /



Zoning: **COMMERCIA** Gross Prop Tax Yr: Sale **Share**
P.I.D.#: **800-155-536** Building/Complex Name:

Offered as a Share Sale, Goodacre Market was founded with the goal of connecting customers to their food and helping them reduce their household waste. A local success story located in the Gibsons Public Market, the owner is ready for a new owner to take the reigns. This is a farm-to-table grocery store displaying the best the Sunshine Coast has to offer in fresh-produce and foods in a zero-waste environment. It is a turn-key, profitable and well run company and owning a package-free grocery will allow you to have a direct impact on waste-reduction in the community of Gibsons. Currently carrying seasonal fresh produce sourced as locally as possible. In the summer months a wide variety of fruits and vegetables from farmers on the Sunshine Coast, helping maintain a sustainable local food economy in our community. Boasting two locations, each with an attractive lease and supportive community (the two primary ingredients in

MEASUREMENTS:

Subj. Space Sq.Ft: **776** 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: **Freestanding, 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:
Food & Beverage
Minor Business Type:
FB - Grocery
Business Name (d.b.a.):
GIBSONS GOODACRE MARKET
Bus. Oper. Since (yr): **2017**
Confidentiality Reqd: **Yes**
Major Use Description:

LEGAL: SHARE SALE OF GIBSONS GOODACRE MARKET

REALTOR All measurements approx., buyer to verify if important.
REMARKS:

DESIGNATED AGENT(S):

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

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APPOINTMENT INFORMATION:

Contact Listing REALTOR®

Tony
604-418-2695

Virtual Tour: **VirtualTourLink**
Brochure:

Commission: **4% OF FINAL SALE PRICE (EXCLUDING INVENTORY)**

Seller/Landlord: **Madeline Pearson**

Sell Firms: 1.

2.

Buyer Agents: 1.

2.

3.