

**Active** **119 1100 SUNSHINE COAST HIGHWAY** **For Lease** **Retail**  
**C8060428** **Gibsons & Area** **Retail**  
 List Date: 5/31/2024 Exp Date: 8/31/2024 **Sunshine Coast**  
 Seller Accept Date: **V0N 1V7**  
 Subj Removal Date: DOM: 73  
 Completion Date: Org: V



For Sale Price: **\$0**  
 Orig Price: **\$0** Prev Price:  
 Leased/Sold Price: /



Zoning: **COM** Gross Prop Tax: Tax Yr: Sale Type: **Lease**  
 P.I.D.#: **800-163-426** Building/Complex Name: **IGA Mall Gibsons**

**Opportunity to lease space in the busiest mall in Gibsons. Lots of traffic and successful businesses operating. Bring your ideas, 3-5 year lease available with renewal options. Call for info pack today.**

**MEASUREMENTS:**

Subj. Space Sq.Ft: Space Avail for Lse: **1,525**  
 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: **1,525**  
 Subj Prop Depth ft.: Max. Contig. Space: **1,525**

**LEASE DETAILS:**

Lease Type: **Net**  
 Lease Expiry Date:  
 Lse Term/Months: **60**  
 Is a Sub-lease?: **No**  
 Strata Fees/Month: **\$0.00**  
 Seller's Int.: **Registered Owner**  
 Int. In Land: **Leasehold**  
 First Nat.Res:  
 Occupancy:

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF: **\$24.00**  
 Est. Additional Rent / SF: **\$9.50**  
 Basic Rent per Month: **\$3,050.00**  
 Est. Add. Rent per Month: **\$1,207.29**  
 Basic Rent per Annum: **\$36,600.00**  
 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: **1995** Class of Space:  
 Building Type: **Strip Mall**  
 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:  
 Major Use Description:

**LEGAL: UNIT 119 LOT 4, BLOCK 4 OF C, PLAN LMP6 8, DISTRICT LOT 690, GROUP 1, NEW WESTMINSTER, EXCEPT PLAN EPP117691**

**REALTOR REMARKS:** All measurement approximate, buyer to verify if important **SPACE AVAILABLE JUNE 15**

**DESIGNATED AGENT(S):**

1 **Tony Browton PREC\* - CONTC: 604-418-2695**  
 RE/MAX City Realty - OFC: 604-886-2670  
 tbrowton@truebluerealty.ca  
 2  
 3

**APPOINTMENT INFORMATION:**

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

Commission: **1 MONTHS BASIC RENT**

Seller/Landlord: **Seacliff Properties (Gibsons) Ltd.**  
 Sell Firms: 1.  
 Buyer Agents: 1. 2. 3.