

Active**C8080915**

List Date: 7/31/2026 Exp Date: 12/31/2026

Seller Accept Date:

Subj Removal Date: DOM: 89

Completion Date: Org: V

2 292 GOWER POINT ROAD**Gibsons & Area****Sunshine Coast****VON 1V0****For Lease****Retail****Retail**For Sale Price: **\$0**Orig. Price: \$0
Lease/Sold
Price:Prev. Price:
/

Zoning: **C5** Gross Prop Tax: **\$6,363.00** Tax Yr: **2025** Sale Type: **Asset**
 P.I.D.#: **800-182-611** Building/Complex Name:

Prime Lower Gibsons Commercial Opportunity! 640 sq ft street-level commercial unit in the heart of Lower Gibsons, one of the Sunshine Coast's most popular food and tourist destinations. Part of a 19-unit mixed-use complex (8 commercial + 11 residential), this free-standing space offers strong visibility and steady foot traffic. Outfitted for food service with a large ceiling hood, rooftop fan, front entrance, and rear loading bay with sliding door. Currently home to a successful bakery, with storage and production space already in place. C5 zoning allows for multiple uses, and the area continues to see exciting commercial growth.

MEASUREMENTS:

Subj. Space Sq.Ft: Space Avail for Lse: **0**
 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: **641**
 Subj Prop Depth ft.: Max. Contig. Space:

LEASE DETAILS:

Lease Type: **Gross**
 Lease Expiry Date:
 Lse Term/Months:
 Is a Sub-lease?: **No**
 Strata Fees/Month: **\$198.00**

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

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: **\$65.63**
 Gross Rent per Month: **\$3,500.00**
 Gross Rent per Annum: **\$42,000.00**

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: **1975** Class of Space:
 Building Type: **Freestanding, Street-Level Storefront**
 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 Req'd:
 Major Use Description:

LEGAL: STRATA LOT 2, PLAN LMS2723, DISTRICT LOT 686, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

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

DESIGNATED AGENT(S):

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

Touchbase
Tony
604-319-0624
 Virtual Tour: **VirtualTourLink**
 Brochure: **https://www.youtube.com/watch?v=g0Eq90z_csM**

Commission: **1 MONTHS BASE RENT WITH FIRST PHYSICAL INTRODUCTION, OTHERWISE \$500.00**

Seller/Landlord: **1422314 B.C. LTD., INC.NO. BC1422314**

Sell Firms: 1.

Buyer Agents: 1.

2.

2.

3.