

Active	2 292 GOWER POINT ROAD	For Sale	Retail
C8071677	Gibsons & Area		Retail
List Date: 8/22/2025	Exp Date: 12/15/2025		
Seller Accept Date:		Price:	\$599,000
Subj Removal Date:	DOM: 3	Orig. \$599,000	Prev. \$0
Completion Date:	Org: V	Leased/Sold	/



Zoning: C5	Gross Prop \$6,182.49	Tax Yr: 2024	Sale Type: Asset
P.I.D.#: 023-709-537 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: 641 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: \$198.00 Seller's Int.: Registered Owner Int. In Land: Strata First Nat.Res: Occupancy: Vacant	NET / GROSS RENT 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: 1975 Class of Space: Building 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. Strata fees \$198.00 per month

DESIGNATED AGENT(S): Tony Browton PREC* - CONTC: 604-418-2695 RE/MAX City Realty - OFC: 604-886-2670 tbrowton@truebluerealty.ca	APPOINTMENT INFORMATION: Touchbase Tony 604-319-0624 Virtual Tour: VirtualTourLink Brochure:
Commission: 3% OF FIRST \$100,000.00 AN 1.15% OF BALANCE	
Seller/Landlord: 1422314 B.C. LTD., INC.NO. BC1422314 Sell Firms: 1.	
Buyer Agents:1	2.
	3.