

ACTIVE

C8049284

Listing Date: 2/2/2023

Expiry Date: 10/31/2023

DOM: 1 Board: V

Orig. Price: \$0

Prev. Price:

4 819 GIBSONS WAY

Gibsons & Area

Sunshine Coast

VON 1V8

For Lease

Business

Business

For Sale Price:

\$0

Leased/Sold Date:

Leased/Sold Price: /



Zoning: **COMMERCIA** Gross Prop

Tax Yr: Sale **Lease**

P.I.D.#: **800-159-447** Building/Complex Name:

Great location in a busy Strip Mall This unit has been a hairdresser or Barber for last 5 years. Vancouver Coastal Health is anchor tenants so this space also lends itself to other professional services or someone in the medical field. Good highway exposure and parking. Call for an info pack today!

MEASUREMENTS:

Subj. Space Sq.Ft:	626	Space Avail for Lse:	626
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:	626
Subj Prop Depth ft.:		Max. Contig. Space:	

LEASE DETAILS:

Lease Type: **Net**
 Lease Expiry Date: **3/31/2028**
 Lse Term/Months: **60**
 Is a Sub-lease?:
 Strata Fees/Month:
 Seller's Int.: **Registered Owner**
 Int. In Land: **Freehold**
 First Nat.Res:
 Occupancy:

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:	\$25.00
Est. Additional Rent / SF:	\$6.00
Basic Rent per Month:	\$1,304.17
Est. Add. Rent per Month:	\$313.00
Basic Rent per Annum:	\$15,650.00
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:	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:
Personal Services
 Minor Business Type:
Hairdresser/Barber shop
 Business Name (d.b.a.):
 Bus. Oper. Since (yr):
 Confidentiality Reqd:
 Major Use Description:

LEGAL: BLK2 DL 1328 EXCEPT PL 12670 & LT J BLK2 DL 1328 PL 12670 PID 009-062-254

REALTOR All measurement approx., buyer to verify if important. **Current tenant moving out March 31, 2023. Space available April 1 2023**
REMARKS: NEED 48 HOURS NOTICE TO SHOW SO AS NOT TO DISTURB EXISTING BUSINESS OPERATIONS

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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Commission: **1 MONTHS BASE RENT**

Seller/Landlord: **Carmdon Enterprises Ltd**

Sell Firms: 1.

Buyer Agents:1.

APPOINTMENT INFORMATION:

Contact Listing REALTOR®

Tony

604-418-2695

Virtual Tour: **VirtualTourLink**

Brochure:

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