

**ACTIVE**  
**C8046079**

Listing Date: **8/10/2022**  
Expiry Date: **11/30/2022**  
DOM: **6** Board: **V**  
Orig. Price: **\$325,000** Prev. Price: **\$0**

**1376 PORT MELLON HIGHWAY**  
**Gibsons & Area**  
**Sunshine Coast**  
**VON 1V0**

**For Sale**

**Business**  
**Business**

For Sale Price: **\$325,000**  
Leased/Sold Date:  
Leased/Sold Price: **/**



Zoning: **COMMERCIA** Gross Prop Tax Yr: Sale **Asset or Share**  
P.I.D.#: **800-156-119** Building/Complex Name:

**Offering a wide selection of tasty options to hungry travelers, Tracy's Café at the Langdale Ferry terminal services a captive audience and is a turn key profitable business with room for expansion. Currently open from 8-3pm, hours can be extended to capture additional sailings and profit would increase as a result. Current owner is ready to pursue other interests and would like to see this got to a hard worker looking for an opportunity to capitalize on. Please do not approach staff directly, call listing agent for an info pack.**

**MEASUREMENTS:**

Subj. Space Sq.Ft: **357** 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: **357**  
Subj Prop Depth ft.: Max. Contig. Space:

**LEASE DETAILS:**

Lease Type:  
Lease Expiry Date: **4/30/2023**  
Lse Term/Months:  
Is a Sub-lease?: **No**  
Strata Fees/Month:  
Seller's Int.: **Registered Owner**  
Int. In Land: **Leasehold**  
First Nat.Res:  
Occupancy: **Seller**

**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: **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 - Coffee Shop**  
Business Name (d.b.a.):  
**Tracy's Café**  
Bus. Oper. Since (yr): **2008**  
Confidentiality Reqd: **Yes**  
Major Use Description:

**LEGAL: ASSET OR SHARE SALE OF TRACY'S CAFÉ LANGDALE LTD**

**REALTOR** All measurements approximate, 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
- 2 Grant Marshall PREC\* - CONTC: 604-790-0788**  
Sutton Group-West Coast Realty - OFC: 604-886-3031
- 3**

**APPOINTMENT INFORMATION:**

**Contact Listing REALTOR®**  
  
**Grant Marshall**  
**604-790-0788**  
Virtual Tour: **VirtualTourLink**  
Brochure:

Commission: **4% OF FINAL SALE PRICE**

Seller/Landlord: **Tracy Duperreault**  
Sell Firms: 1.  
Buyer Agents: 1.

2.

3.