

ACTIVE
C8059450

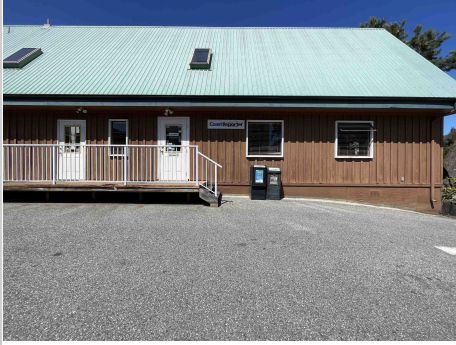
Listing Date: 4/23/2024
Expiry 9/30/2024
DOM: 18 Board: V
Orig. \$0 Prev. Price:

101 5485 WHARF AVENUE
Sechelt District
Sunshine Coast
VON 3A3

For Lease

Office
Office

Price: \$0
Leased/Sold
Leased/Sold /



Zoning: **COMMERCIAL** Gross Prop Tax Yr: Sale Lease
P.I.D.#: **800-169-255** Building/Complex Name:

Don't miss out on this fantastic opportunity to lease prime office space in downtown Sechelt! This well-configured space features a welcoming reception area, four spacious offices, central heating and cooling, and a half bath. Exterior rehab starting in May (new exterior doors, ramps, stairs, landscaping, painting) Plus, with the flexibility of zoning C4, the possibilities are endless for the ideal tenant. July 1 possession available. 3-5 year lease available. Take advantage of this opportunity and book a showing today

MEASUREMENTS:

Subj. Space Sq.Ft: Space Avail for Lse: **1,107**
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 Min. Divisible **1,107**
Subj Prop Depth Max. Contig. Space: **1,107**

LEASE DETAILS:

Lease Type: **Net**
Lease Expiry Date:
Lse Term/Months: **36**
Is a Sub-lease?: **No**
Strata Fees/Month:

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

NET / GROSS RENT

Basic Rent per Annum/SF: **\$22.00**
Est. Additional Rent / SF: **\$11.00**
Basic Rent per Month: **\$2,029.50**
Est. Add. Rent per **\$1,014.75**
Basic Rent per Annum: **\$24,354.00**

Gross Rent per
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: **1986** Class of Space:
Building **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:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):
Confidentiality Reqd:
Major Use Description:

LEGAL: UNIT 101 - LOT A, BLOCK 4, PLAN VAP6457, DISTRICT LOT 303, NEW WESTMINSTER LAND DISTRICT, & DL 304, RP3723

REALTOR ALL MEASUREMENTS APPROXIMATE. SPACE AVAILABLE JULY 1 2024 NEED 24 HOURS NOTICE FOR SHOWINGS AND REMARKS SHOWINGS ONLY MONDAY-FRIDAY

DESIGNATED AGENT(S):

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

APPOINTMENT INFORMATION:

Touchbase

TONY
604-418-2695
Virtual Tour: **VirtualTourLink**
Brochure:

Commission: **1 MONTHS BASE RENT ON MINIMUM 36 MONTH TERM**

Seller/Landlord: **OMERO VENTURES INC**

Sell Firms: 1.

Buyer Agents:1

2

2.

3.