

Active		101 875 GIBSONS WAY	For Sale	Retail
C8071340		Gibsons & Area		Office, Retail
List Date: 8/5/2025	Exp Date: 12/15/2025	Sunshine Coast	Price:	\$549,000
Seller Accept Date:		VON 1V8	Orig. \$499,000	Prev. \$499,000
Subj Removal Date:	DOM: 20		Leased/Sold	/
Completion Date:	Org: V			



Zoning: **COMMERCIAL** Gross Prop **\$5,581.78** Tax Yr: **2024** Sale Type: **Asset**
P.I.D.#: **029-569-869** Building/Complex Name: **Soames Place**

Rare Street-Level Commercial Opportunity in the Heart of Upper Gibsons Modern concrete construction (2015) offering excellent street presence and visibility. Features two dedicated parking stalls, prime exposure to pedestrian and vehicle traffic, and a central location ideal for a variety of business uses.

MEASUREMENTS:

Subj. Space Sq.Ft: **867** 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: **\$412.81**

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

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: **2015** Class of Space:
Building **Commercial Mix, Residential 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 Req'd:
Major Use Description:

LEGAL: STRATA LOT 1, PLAN EPS2799, DISTRICT LOT 1328, 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 and strata fee approximate. Vacant and easy to show Comes with 2 dedicated parking stalls C31 & C32

DESIGNATED AGENT(S):

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

APPOINTMENT INFORMATION:

Contact Listing REALTOR®

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

Commission: **3.25% ON FIRST \$100,000.00 AND 1.15% OF BALANCE**

Seller/Landlord: **LEEON PROJECTS LTD., INC.NO. BC0890143**

Sell Firms: 1.

Buyer Agents:1

2.

2

3.