

ACTIVE
C8053162

Listing Date: 7/24/2023
Expiry 10/31/2023
DOM: 3 Board: V
Orig. \$0 Prev. Price:

119 1100 SUNSHINE COAST HIGHWAY
Gibsons & Area
Sunshine Coast
VON 1V7

For Lease

Retail
Retail
\$0



Price:
Leased/Sold
Leased/Sold /



Zoning: **COM** Gross Prop Tax Yr: Sale **Lease**
P.I.D.#: **800-163-426** Building/Complex Name: **IGA Mall Gibsons**

Opportunity to lease space in the busiest mall in Gibsons. Lots of traffic and successful businesses operating. Bring your ideas, 3-5 year lease available with renewal options. Call for info pack today.

MEASUREMENTS:

| | | |
|--------------------|---------------------------------|--------------|
| Subj. Space Sq.Ft: | Space Avail for Lse: | 1,525 |
| 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 | 1,525 |
| Subj Prop Depth | Max. Contig. Space: | |

LEASE DETAILS:

Lease Type: **Net**
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month: **\$0.00**

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

NET / GROSS RENT

Basic Rent per Annum/SF: **\$24.00**
Est. Additional Rent / SF: **\$9.25**
Basic Rent per Month: **\$3,050.00**
Est. Add. Rent per **\$1,175.52**
Basic Rent per Annum: **\$36,600.00**

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: 1995 | Class of Space: |
| Building 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:

Minor Business Type:

Business Name (d.b.a.):

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

LEGAL: UNIT 119 LOT 4, BLOCK 4 OF C, PLAN LMP6 8, DISTRICT LOT 690, GROUP 1, NEW WESTMINSTER, EXCEPT PLAN EPP117691

REALTOR REMARKS All measurement approximate, buyer to verify if important

DESIGNATED AGENT(S):

Tony Browton PREC* - CONTC: 604-418-2695
RE/MAX City Realty - OFC: 604-886-2670
tbrowton@trueblurealty.ca
Grant Marshall PREC* - CONTC: 604-790-0788
Sutton Group-West Coast Realty - OFC: 604-886-3031

APPOINTMENT INFORMATION:

Contact Listing REALTOR®

Grant Marshall
604-790-0788
Virtual Tour: **VirtualTourLink**
Brochure:

Commission: **1 MONTHS BASIC RENT**

Seller/Landlord: **Seacliff Properties (Gibsons) Ltd.**

Sell Firms: 1.

2

Buyer Agents:1

2.

3.