

ACTIVE
C8058324

Listing Date: 3/7/2024
Expiry 10/31/2024
DOM: 18 Board: V
Orig. \$0 Prev. Price:

111a 5530 WHARF AVENUE
Sechelt District
Sunshine Coast
VON 1V6

For Lease

Retail
Retail
\$0

Price:
Leased/Sold
Leased/Sold /



Zoning: **COM** Gross Prop Tax Yr: Sale **Lease**
P.I.D.#: **800-168-217** Building/Complex Name:

Centrally located retail space with great exposure now available for lease. This 669 square feet commercial unit will be ready for occupancy starting July 1, 2024. The current tenant may consider moving earlier to accommodate the new tenant. Showings require 24 hours notice. Please refrain from approaching the existing tenant or staff. A prime opportunity for a thriving business in a desirable location.

MEASUREMENTS:

Subj. Space Sq.Ft: Space Avail for Lse: **669**
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 **669**
Subj Prop Depth Max. Contig. Space: **669**

LEASE DETAILS:

Lease Type: **Net**
Lease Expiry Date:
Lse Term/Months: **36-60month**
Is a Sub-lease?: **No**
Strata Fees/Month:

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

NET / GROSS RENT

Basic Rent per Annum/SF: **\$24.00**
Est. Additional Rent / SF: **\$8.95**
Basic Rent per Month: **\$1,338.00**
Est. Add. Rent per **\$498.96**
Basic Rent per Annum: **\$16,056.00**

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: **1956** 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 111A LOT A, BLOCK 8, PLAN VAP8572, DISTRICT LOT 303, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EPLMP45455

REALTOR REMARKS All measurements approximate, buyer to verify if important. Space available July 1 but the current tenant is open to leaving early.

DESIGNATED AGENT(S):

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

APPOINTMENT INFORMATION:

Contact Listing REALTOR®

Tony
6044182695
Virtual Tour:
Brochure:

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

Seller/Landlord: **Canadian Mr Sweeper Inc.**

Sell Firms: 1.

2

Buyer Agents:1

2.

3.