

**Active** **C8074658** **3 5755 COWRIE STREET** **For Sale** **Retail**  
 List Date: 12/18/2025 Exp Date: 4/30/2026 **Sechelt District** **Retail**  
 Seller Accept Date: **Sunshine Coast**  
 Subj Removal Date: DOM: 32 **V7Z 0K3** Price: **\$85,000**  
 Completion Date: Org: V **Orig. \$85,000 Prev. \$0**  
**Leased/Sold /**



Zoning: **COMMERCIAL** Gross Prop **\$0.00** Tax Yr: **2025** Sale Type: **Asset**  
 P.I.D.#: **800-183-198** Building/Complex Name: **Claytons Mall**

The Sweet Shoppe is a well-established specialty candy and chocolate retailer located in the heart of downtown Sechelt. This turnkey owner-operator business has a loyal local following and shows consistent year-over-year revenue growth. 2024 sales were approximately \$106,000, up 12.3% from 2023, with 2025 sales projected between \$112,000-\$115,000. The shop offers a diverse product mix including premium Belgian chocolate, boxed chocolates, bulk candy, gummies, slushies, fudge, cotton candy, mini donuts, hot dogs, and coffee. Strong supplier relationships are in place with respected brands including Daniel Belgian Chocolate, Rogers' Chocolates, and Jelly Belly. The sale includes a substantial equipment and fixture package valued at approximately \$18,000-\$22,000, including slush machines, fudge kettle, cotton candy machine, freezers, espresso equipment, and display shelving. Low overhead and an attractive lease make this an ideal lifestyle business with growth potential.

**MEASUREMENTS:**

Subj. Space Sq.Ft: **250** 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:  
 Seller's Int.: **Registered Owner**  
 Int. In Land: **Leasehold**  
 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: **2002** Class of Space:  
 Building **Shopping Centre**  
 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.):  
**The Sweet Shoppe**  
 Bus. Oper. Since (yr):  
 Confidentiality Req'd: **No**  
 Major Use Description:

**LEGAL: ASSET SALE OF "THE SWEET SHOPPE" SECHELT BC**

**REALTOR** ALL MEASUREMENTS APPROXIMATE, BUYER TO VERIFY IF IMPORTANT. Lease is currently month to month but landlord (trail **REMARKS:** bay mall) will issue a new 36-60 month lease plus renewal option to qualified buyer.

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

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

Seller/Landlord: **LIANA & RIC LESKIE**

Sell Firms: 1.

2

Buyer Agents:1

2.

3.