

**ACTIVE**  
**C8055237**

Listing Date: **10/24/2023**  
Expiry **12/31/2023**  
DOM: **14** Board: **V**  
Orig. **\$0** Prev. Price:

**203 1058 GIBSONS WAY**  
**Gibsons & Area**  
**Sunshine Coast**  
**VON 1V7**

**For Lease**

**Industrial**  
**Industrial**

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



Zoning: **INDUSTRIAL** Gross Prop Tax Yr: Sale **Lease**  
P.I.D.#: **800-151-968** Building/Complex Name:

**Clean and bright lease space in progressive building. Good mix of tenants and very supportive landlord. Lots of options with this one. Won't last long, book a viewing today!**

**MEASUREMENTS:**

Subj. Space Sq.Ft:	Space Avail for Lse:	<b>785</b>
Subj. Space Width	Whse/Indust.Sq.Ft:	
Subj. Space Depth:	Office Area Sq. Ft:	
Land Size Sq.Ft:	<b>0.00</b> Retail Area Sq. Ft:	
Land Size Acres:	<b>0.00</b> Mezzanine Sq. Ft:	
Acres Freehold:	Other Area Sq. Ft:	
Acres Leasehold:	Main Resid. Sq.Ft:	
Subj Prop Width	Min. Divisible	<b>785</b>
Subj Prop Depth	Max. Contig. Space:	<b>785</b>

**LEASE DETAILS:**

Lease Type: **Gross**  
Lease Expiry Date:  
Lse Term/Months: **60**  
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	
Basic Rent per Annum:	
Gross Rent per	<b>\$25.00</b>
Gross Rent per Month:	<b>\$1,635.42</b>
Gross Rent per Annum:	<b>\$19,625.00</b>

**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: <b>1973</b>	Class of Space:
Building <b>Mixed Use</b>	
Potential to Redevelop?	Comments:
Environ. Assess.Done? <b>Not Applicable</b>	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:** LOT C, BLOCK 1, PLAN VAP 13577, DISTRICT LOT 689, NEW WESTMINSTER LAND DISTRICT, EXCEPT: PT ON PL BCP 8588, & BLK 2

**REALTOR REMARKS** Easy to view. Measuremnts 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@truebluerealty.ca

**APPOINTMENT INFORMATION:**

**Contact Listing REALTOR®**  
  
**Tony**  
**604-418-2695**  
Virtual Tour: **VirtualTourLink**  
Brochure:

Commission: **1 MONTHS BASE RENT**

Seller/Landlord:**Relova Holdings Ltd**

Sell Firms: 1.

2

Buyer Agents:1

2.

3.