

ACTIVE
C8058567

209 1100 SUNSHINE COAST HIGHWAY
Gibsons & Area
Sunshine Coast
VON 1V6

For Lease

Retail
Retail

Listing Date: **3/14/2024**
Expiry **10/31/2024**
DOM: **11** Board: **V**
Orig. **\$0** Prev. Price:

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



Zoning: **COMMERCIAL** Gross Prop Tax Yr: Sale **Lease**
P.I.D.#: **800-168-428** Building/Complex Name:

Lease a prime retail space in the bustling Gibsons mall, known for high foot traffic and a thriving business scene. The 5-year lease offers renewal options, and quick possession is possible as the space is currently vacant. Take advantage of this opportunity to establish your business in a vibrant and successful environment. Contact us today for more details.

MEASUREMENTS:

Subj. Space Sq.Ft: **955** Space Avail for Lse: **955**
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 **955**
Subj Prop Depth Max. Contig. Space:

LEASE DETAILS:

Lease Type: **Net**
Lease Expiry Date:
Lse Term/Months: **60**
Is a Sub-lease?: **No**
Strata Fees/Month:
Seller's Int.: **Registered Owner**
Int. In Land: **Other**
First Nat.Res:
Occupancy: **Vacant**

NET / GROSS RENT

Basic Rent per Annum/SF: **\$24.00**
Est. Additional Rent / SF: **\$9.50**
Basic Rent per Month: **\$2,006.00**
Est. Add. Rent per **\$794.04**
Basic Rent per Annum: **\$24,072.00**
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 209 LOT 4, BLOCK 4 OF C, PLAN LMP668, DISTRICT LOT 690, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP117691

REALTOR REMARKS All measurements approximate, tenant to verify if important. vacant, easy to show.

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®

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

Commission: **1 MONTHS BASE RENT ON 60 MONTH TERM**

Seller/Landlord: **Seacliff Properties (Gibsons) Ltd**
Sell Firms: 1.
Buyer Agents: 1

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