

ACTIVE
C8056572

Listing Date: 1/5/2024
Expiry 4/30/2024
DOM: 3 Board: V
Orig. \$199,000 Prev. Price: \$0

309 287 GOWER POINT ROAD
Gibsons & Area
Sunshine Coast
VON 1V0

For Sale

Business
Business

Price: **\$199,000**
Leased/Sold
Leased/Sold /



Zoning: **COMM** Gross Prop Tax Yr: Sale **Asset**
P.I.D.#: **800-115-243** Building/Complex Name:

Welcome to an exciting opportunity to acquire Swish Apparel, a renowned and thriving retail store located in the charming community of Lower Gibsons, BC. This turn-key business presents a golden chance for aspiring entrepreneurs or fashion enthusiasts to step into a well-established and popular establishment with a stellar reputation. The business comes fully equipped with an efficient and skilled staff, allowing for a seamless transition for the new owner. Swish Apparel has successfully cultivated strong relationships with both customers and vendors, ensuring a solid foundation for continued success. The competitive lease is in place, complete with a renewal option, and the existing vendor relationships contribute to the business's overall stability. This opportunity is particularly appealing for individuals interested in the fashion industry, those looking to embark on a semi-retired venture, or those eager to escape the daily ferry commute to Vancouver.

MEASUREMENTS:

Subj. Space Sq.Ft: **2,534** 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 Min. Divisible **2,534**
Subj Prop Depth 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
Basic Rent per Annum:
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: 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:
General Retail
Minor Business Type:
GR - Clothing Apparel
Business Name (d.b.a.):
Swish Apparel
Bus. Oper. Since (yr):
Confidentiality Reqd: **Yes**
Major Use Description:

LEGAL: ASSET SALE OF SWISH APPAREL

REALTOR All measurements approximate, buyer to verify if important. Do not approach staff, viewing by appointment only. Last 5 years
REMARKS accountant prepared financials available for review by qualified buyers

DESIGNATED AGENT(S):

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

APPOINTMENT INFORMATION:

Touchbase

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

Commission: **4% OF FINAL SALE PRICE NOT INCLUDING INVENTORY**

Seller/Landlord: **Jeffrey Amiel**

Sell Firms: 1.

2.

Buyer Agents:1

2.

3.