

Active		3 5755 COWRIE STREET	For Sale	Retail
C8079309		Sechelt District		Retail
List Date: 6/3/2026	Exp Date: 9/30/2026	Sunshine Coast		
Seller Accept Date:		V7Z 0K3	Price:	\$75,000
Subj Removal Date:	DOM: 0		Orig. \$75,000	Prev. \$0
Completion Date:	Org:		Leased/Sold	/



Zoning: **COMMERC** 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 business enjoys a loyal local following, strong tourist traffic, and consistent year-over-year growth. Sales reached approximately \$106,000 in 2024, up 12.3% from 2023, and 2025 sales are currently tracking at roughly double original projections. The primary limitation to further growth is staffing, creating an excellent opportunity for an owner-operator to capitalize on existing demand and potentially achieve a rapid return on investment. The shop offers premium Belgian chocolates, boxed chocolates, bulk candy, gummies, slushies, handmade fudge, cotton candy, mini donuts, hot dogs, and coffee. Established supplier relationships are in place with Daniel Belgian Chocolate, Rogers' Chocolates, and Jelly Belly. The sale includes equipment and fixtures valued at approximately \$18,000–\$22,000. Low overhead, an attractive lease, and significant 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@truebluerealty.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.

Buyer Agents:1

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