

ACTIVE
C8051642

Listing Date: **5/16/2023**
Expiry **10/31/2023**
DOM: **29** Board: **V**
Orig. **\$0** Prev. Price:

108/9A 5530 WHARF AVENUE
Sechelt District
Sunshine Coast
VON 3A3

For Lease

Business
Business

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



Zoning: **COMMERCIAL** Gross Prop Tax Yr: Sale **Asset**
P.I.D.#: **800-157-858** Building/Complex Name:

Great commercial space available for lease. No restrictions on restaurant type. Would also work for other commercial ventures. Good parking and street exposure. Quick possession available.

MEASUREMENTS:

Subj. Space Sq.Ft: **2,022** 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 **2,022**
Subj Prop Depth Max. Contig. Space: **2,022**

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: **Leasehold**
First Nat.Res:
Occupancy: **Vacant**

NET / GROSS RENT

Basic Rent per Annum/SF: **\$20.00**
Est. Additional Rent / SF: **\$8.95**
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 **Commercial Mix, Street-Level Storefront**

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: **No**
Major Use Description:

LEGAL: UNIT 108/9A LOT A, BLOCK 8, PLAN VAP8572, DISTRICT LOT 303, GROUP 1, NEW WESTMINSTER, LAND DISTRICT LOT 303, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EP LMP 45455

REALTOR REMARKS Quick possession available All measurements approximate, buyer to verify if important. No restrictions on type of restaurant.

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:

Touchbase

GRANT
604-790-0788
Virtual Tour: **VirtualTourLink**
Brochure:

Commission: **1 MONTHS BASE RENT**

Seller/Landlord: **CANADIAN MR SWEEPER INC**
Sell Firms: 1.
Buyer Agents:1

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