

Active **C8062245** **110 5530 WHARF AVENUE** **For Lease** **Retail**
 List Date: 8/14/2024 Exp Date: 10/31/2024 **Sechelt District** **Retail**
 Seller Accept Date: **Sunshine Coast**
 Subj Removal Date: DOM: 0 **VON 3A0** Price: **\$0**
 Completion Date: Org: V **Orig Price: \$0** **Prev Price: /**
 Leased/Sold



Zoning: **COM** Gross Prop Tax Yr: Sale Type: **Lease**
 P.I.D.#: **800-171-950** Building/Complex Name:

Centrally located retail space with great exposure now available for lease. This 796 square. A prime opportunity for a thriving business in a desirable location.

MEASUREMENTS:

Subj. Space Sq.Ft: Space Avail for Lse: **1,796**
 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: **796**
 Subj Prop Depth ft.: Max. Contig. Space: **796**

LEASE DETAILS:

Lease Type: **Net**
 Lease Expiry Date:
 Lse Term/Months: **36-60month**
 Is a Sub-lease?: **No**
 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: **\$24.00**
 Est. Additional Rent / SF: **\$8.95**
 Basic Rent per Month: **\$1,592.00**
 Est. Add. Rent per Month: **\$593.68**
 Basic Rent per Annum: **\$19,104.00**
 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: **1956** Class of Space:
 Building **Commercial Mix**
 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 110 LOT A, BLOCK 8, PLAN VAP8572, DISTRICT LOT 303, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EPLMP45455

REALTOR REMARKS: All measurements approximate, buyer to verify if important. Space available Sep 1 2024

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
6044182695
 Virtual Tour: **VirtualTourLink**
 Brochure:

Commission: **1 MONTH BASE RENT ON MINIMUM 36 MONTH TERM**

Seller/Landlord: **Canadian Mr Sweeper Inc.**

Sell Firms: 1.

Buyer Agents:1

2.

2

3.