

**ACTIVE**  
**C8052400**

Listing Date: **6/20/2023**  
Expiry **12/31/2023**  
DOM: **0** Board: **V**  
Orig. **\$0** Prev. Price:

**1 819 GIBSONS WAY**  
**Gibsons & Area**  
**Sunshine Coast**  
**VON 1V7**

**For Lease**

**Office**  
**Office**

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



Zoning: **COMMERCIAL** Gross Prop Tax Yr: Sale **Lease**  
P.I.D.#: **800-139-801** Building/Complex Name:

**Great location in a busy Strip Mall. Vancouver Coastal Health are anchor tenants so this space lends itself to a professional or someone in the medical field. Good highway exposure and parking. Ideal for someone setting up a satellite office. Also good fit for lawyers office or other professional. Call for an info pack today!**

**MEASUREMENTS:**

Subj. Space Sq.Ft: Space Avail for Lse: **560**  
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  
Subj Prop Depth Max. Contig. Space:

**LEASE DETAILS:**

Lease Type: **Net**  
Lease Expiry Date: **9/30/2023**  
Lse Term/Months: **36-60**  
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: **\$31.00**  
Est. Additional Rent / SF: **\$6.50**  
Basic Rent per Month: **\$1,446.67**  
Est. Add. Rent per **\$303.34**  
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: **1973** 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:** STRATA LOT 1, LOT U, PLAN EPP50902, DISTRICT LOT 1328, GROUP 1, NEW WESTMINSTER LAND DISTRICT

**REALTOR REMARKS** All measurements approximate, tenant to verify if important. Tenanted until October 1 2023

**DESIGNATED AGENT(S):**

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

**APPOINTMENT INFORMATION:**

**Contact Listing REALTOR®**  
  
**Tony**  
**604-418-2695**  
Virtual Tour: **VirtualTourLink**  
Brochure:

Commission: **1 MONTHS BASE RENT**

Seller/Landlord: **Carmdon Enterprises Ltd**

Sell Firms: 1.

2

Buyer Agents:1

2.

3.