

**ACTIVE**  
**C8057184**

Listing Date: 1/30/2024  
Expiry 4/30/2024  
DOM: 0 Board: V  
Orig. \$0 Prev. Price:

**102 5485 WHARF AVENUE**  
**Sechelt District**  
**Sunshine Coast**  
**V7Z 0H5**

**For Lease**

**Office**  
**Office**  
**\$0**

Price:  
Leased/Sold  
Leased/Sold /



Zoning: **C4** Gross Prop Tax Yr: Sale **Lease**  
P.I.D.#: **800-167-103** Building/Complex Name: **Green Gables**

**Don't miss out on this fantastic opportunity to lease prime office space in downtown Sechelt! This well-configured space features a welcoming reception area, five spacious offices, and a convenient kitchen. Plus, with the flexibility of zoning C4, the possibilities are endless for the ideal tenant. Bathroom facilities are shared with other building tenants, making this space perfect for professionals in need of a collaborative environment. Quick possession is available, and the cherry on top is the presence of a great landlord. Take advantage of this opportunity and book a showing today!**

**MEASUREMENTS:**

Subj. Space Sq.Ft: Space Avail for Lse: **827**  
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 **827**  
Subj Prop Depth Max. Contig. Space: **827**

**LEASE DETAILS:**

Lease Type: **Net**  
Lease Expiry Date:  
Lse Term/Months: **24-60**  
Is a Sub-lease?: **No**  
Strata Fees/Month:

Seller's Int.: **Registered Owner**  
Int. In Land: **Freehold**  
First Nat.Res:  
Occupancy:

**NET / GROSS RENT**

Basic Rent per Annum/SF: **\$21.00**  
Est. Additional Rent / SF: **\$11.50**  
Basic Rent per Month: **\$1,447.25**  
Est. Add. Rent per **\$792.54**  
Basic Rent per Annum: **\$17,367.00**

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: **1986** Class of Space:  
Building **Freestanding**  
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: SITE 102 - LOT A, BLOCK 4, PLAN VAP6457, DISTRICT LOT 303, NEW WESTMINSTER LAND DISTRICT, & DL 304, RP3723**

**REALTOR REMARKS** ALL MEASUREMENTS APPROXIMATE, BUYER TO VERIFY IF MPORTANT. Easy to shoe with quick possession available. Wash rooms are shred with other tenants.

**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 ON MINIMUM 24 MONTH LEASE TERM**

Seller/Landlord:**RELOVA HOLDINGS LTD.**

Sell Firms: 1.

Buyer Agents:1

2

2.

3.