

Active
C8066717

List Date: **2/15/2025** Exp Date: **5/31/2025**
Seller Accept Date:
Subj Removal Date: DOM: **0**
Completion Date: Org: **V**

4 851 GIBSONS WAY
Gibsons & Area
Sunshine Coast
VON 1V8



For Lease

Retail
Office, Retail

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



Zoning: **C-1** Gross Prop Tax Yr: Sale Type: **Lease**
P.I.D.#: **800-143-184** Building/Complex Name: **Andys Plaza**

Great location, high visibility and lots of parking. Location lends itself to food services but space has had several other successful retail businesses in the past. Would also work as an office location. Really just limited by your imagination. Property manager and excellent landlord. Easy to show and available for quick occupancy, call for an info pack today!

MEASUREMENTS:

Subj. Space Sq.Ft: Space Avail for Lse: **1,651**
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: **1,651**
Subj Prop Depth ft.: Max. Contig. Space:

LEASE DETAILS:

Lease Type: **Net**
Lease Expiry Date:
Lse Term/Months: **36-60**
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: **\$16.00**
Est. Additional Rent / SF: **\$6.50**
Basic Rent per Month: **\$2,201.35**
Est. Add. Rent per Month: **\$894.30**
Basic Rent per Annum: **\$26,416.00**

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: **1976** Class of Space:
Building **Strip Mall**

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: SL4 LOT K BLOCK 2 PLAN VAP12917 DISTRICT LOT 1328 LAND DISTRICT 1 LAND DISTRICT 36

REALTOR REMARKS: All measurements approximate. Lease available April 1 start. Unit is under renovation.

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 MONTHS BASE RENT ON MINIMUM 24 MONTH LEASE**

Seller/Landlord: **Anastase Maragos**

Sell Firms: 1.

2.

Buyer Agents:1

2.

3.