

<b>Active</b>	<b>909 GIBSONS WAY</b>	<b>For Sale</b>	<b>Business</b>
<b>C8073818</b>	<b>Gibsons &amp; Area</b>		<b>Business</b>
List Date: <b>11/14/2025</b> Exp Date: <b>1/31/2026</b>	<b>Sunshine Coast</b>	Price:	<b>\$99,000</b>
Seller Accept Date:	<b>VON 1V7</b>	Orig. <b>\$99,000</b> Prev. <b>\$0</b>	
Subj Removal Date: DOM: <b>4</b>		Leased/Sold	<b>/</b>
Completion Date: Org: <b>V</b>			



Zoning: **C-5** Gross Prop Tax Yr: Sale Type: **Asset**  
P.I.D.#: **800-020-099** Building/Complex Name:

Discover a true Sunshine Coast landmark. Originally opened in 1965 and designed by Arthur Erickson, the Gibsons Cinema blends classic charm with modern upgrades. As Canada's first single-screen theatre to adopt Dolby Digital 3D, it features a fully digital system with immersive surround-sound and high-quality 3D projection. The cinema offers 132 seats, an original wood stage perfect for live shows, a welcoming lobby with concession, and plenty of free parking. It also hosts private screenings for schools, companies, seniors, youth groups, and teams. Call today for the info pack!

#### MEASUREMENTS:

Subj. Space Sq.Ft: **5,000** 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 ft.: Min. Divisible Space:  
Subj Prop Depth ft.: Max. Contig. Space:

#### LEASE DETAILS:

Lease Type:  
Lease Expiry Date:  
Lse Term/Months:  
Is a Sub-lease?:  
Strata Fees/Month:  
  
Seller's Int.: **Registered Owner**  
Int. In Land: **Leasehold**  
First Nat.Res:  
Occupancy: **Seller**

#### NET / GROSS RENT

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per Month:  
Basic Rent per Annum:  
  
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: Class of Space:  
Building **See Realtor Remarks**  
  
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:  
**Arts and Entertainment**  
Minor Business Type:  
**Cinema/Theater**  
Business Name (d.b.a.):  
**Gibsons Cinema**  
  
Bus. Oper. Since (yr): **1963**  
Confidentiality Req'd: **Yes**  
Major Use Description:

#### LEGAL: ASSET SALE OF GIBSONS CINEMA

**REALTOR** Showings by appointment only. Do not approach staff. All measurements approximate, buyer to verify if important. The Gibsons  
**REMARKS:** Cinema in Gibsons, British Columbia originally opened as the "Twilight Theatre" on September 23, 1963

#### 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:  
Brochure:

Commission: **4% OF FINAL SALE PRICE**

Seller/Landlord:**0933535 BC Ltd**

Sell Firms: 1.

Buyer Agents:1

2.

2

3.