

ACTIVE
C8050402

Listing Date: **3/24/2023**
Expiry Date: **8/31/2023**
DOM: **5** Board: **V**
Orig. Price: **\$0** Prev. Price:

1 851 GIBSONS WAY
Gibsons & Area
Sunshine Coast
VON 1V7

For Lease

Business
Business

For Sale Price: **\$0**
Leased/Sold Date:
Leased/Sold Price: **/**



Zoning: **C1** Gross Prop Tax Yr: Sale **Lease**
P.I.D.#: **800-119-324** Building/Complex Name:

LARGE COMMERCIAL/RETAIL SPACE WITH EXCELLENT EXPOSURE AND LOTS OF PARKING. Historically this has been a restaurant space but size and location would be great for a Pharmacy, Coffee Shop, Outdoor store, Hardware Store, Hot Tub & Furniture place ... The list goes on, you are limited only by you imagination! Fantastic landlords are revitalizing plaza and looking for an excellent anchor tenant. Viewings BY APPOINTMENT ONLY. Call today for an info pack. Space available July 1 2023

MEASUREMENTS:

Subj. Space Sq.Ft: Space Avail for Lse: **3,800**
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft:
Land Size Sq.Ft: **15,300.00** Retail Area Sq. Ft:
Land Size Acres: **0.35** Mezzanine Sq. Ft:
Acres Freehold: Other Area Sq. Ft:
Acres Leasehold: Main Resid. Sq.Ft:
Subj Prop Width ft.: Min. Divisible Space: **3,800**
Subj Prop Depth ft.: Max. Contig. Space: **3,800**

LEASE DETAILS:

Lease Type: **Net**
Lease Expiry Date:
Lse Term/Months: **60**
Is a Sub-lease?: **No**
Strata Fees/Month:
Seller's Int.: **Registered Owner**
Int. In Land: **Leasehold**
First Nat.Res:
Occupancy: **Vacant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF: **\$21.50**
Est. Additional Rent / SF: **\$6.50**
Basic Rent per Month: **\$6,650.00**
Est. Add. Rent per Month: **\$2,058.34**
Basic Rent per Annum: **\$79,800.00**
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: Class of Space:
Building Type: **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: **No**
Major Use Description:

LEGAL: UNIT 1 - LOT K, BLOCK 2, PLAN VAP12917, DISTRICT LOT 1328, GROUP 1, NEW WESTMINSTER LAND DISTRICT

REALTOR All measurement approximate, buyer to verify if important. Space available July 1 2023. Currently occupied by a Chinese
REMARKS: Restaurant. Lease rate and leasable space negotiable for right tenants.

DESIGNATED AGENT(S):

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

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Commission: **1 MONTHS BASE RENT**

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

Sell Firms: **1.**

Buyer Agents: **1.**

2.

2.

3.

APPOINTMENT INFORMATION:

Touchbase

Ken (property manager)

604-740-7652

Virtual Tour:

Brochure: