

ACTIVE
C8041126

Listing Date: 11/8/2021
Expiry Date: 12/31/2026
DOM: 124 Board: V
Orig. Price: \$0 Prev. Price:

5 819 GIBSONS WAY
Gibsons & Area
Sunshine Coast
VON 1V8

For Lease

Business
Business

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



Zoning: **COMMERCIA** Gross Prop Tax Yr: Sale **Lease**
P.I.D.#: **800-126-603** Building/Complex Name:

Great location in a busy Strip Mall Currently an accountants office but would work for any professional service. 3 seperate offices with lunch room and reception desk. Vancouver Coastal Health is anchor tenants so this space lends itself to a professional or someone in the medical field. Good highway exposure and parking. Call for an info pack today!

MEASUREMENTS:

Subj. Space Sq.Ft: **1,008** Space Avail for Lse:
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft:
Main Resid. Sq.Ft: Retail Area Sq. Ft:
Land Size Acres: **0.00** Mezzanine Sq. Ft:
Acres Freehold: Other Area Sq. Ft:
Acres Leasehold: Min. Divisible Space: **987**
Subj Prop Width ft.: Max. Contig. Space:
Subj Prop Depth ft.:

LEASE DETAILS:

Lease Type: **Net**
Lease Expiry Date: **12/31/2026**
Lse Term/Months: **60**
Is a Sub-lease?:
Strata Fees/Month:
Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
Occupancy:

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF: **\$31.00**
Est. Additional Rent / SF: **\$6.00**
Basic Rent per Month: **\$2,810.67**
Est. Add. Rent per Month: **\$544.00**
Basic Rent per Annum: **\$30,597.00**
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:
General Retail
Minor Business Type:
GR - Dry Goods
Business Name (d.b.a.):
Bus. Oper. Since (yr):
Confidentiality Reqd:
Major Use Description:

LEGAL: BLK2 DL 1328 EXCEPT PL 12670 & LT J BLK2 DL 1328 PL 12670 PID 009-062-254

REALTOR All measurement approx from agent, buyer to verify if important.
REMARKS:

DESIGNATED AGENT(S):

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

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Commission: **1 MONTHS BASE RENT**

Seller/Landlord: **Carmdon Enterprises Ltd**

Sell Firms: 1.

Buyer Agents: 1.

APPOINTMENT INFORMATION:

Contact Listing REALTOR®

Tony
604-418-2695

Virtual Tour: **VirtualTourLink**

Brochure:

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