

**Active** **101 875 GIBSONS WAY** **For Sale** **Retail**  
**C8074614** **Gibsons & Area** **Office, Retail**  
 List Date: **12/17/2025** Exp Date: **3/31/2026** **Sunshine Coast**  
 Seller Accept Date: **VON 1V8** **Price: \$549,000**  
 Subj Removal Date: DOM: **28** **Orig. \$549,000 Prev. \$0**  
 Completion Date: Org: **V** **Leased/Sold /**



Zoning: **COMMERCIAL** Gross Prop **\$5,581.78** Tax Yr: **2024** Sale Type: **Asset**  
 P.I.D.#: **029-569-869** Building/Complex Name: **Soames Place**  
**Rare Street-Level Commercial Opportunity in the Heart of Upper Gibsons Modern concrete construction (2015) offering excellent street presence and visibility. Features two dedicated parking stalls, prime exposure to pedestrian and vehicle traffic, and a central location ideal for a variety of business uses.**

**MEASUREMENTS:**

Subj. Space Sq.Ft: **867** 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: **\$412.81**  
 Seller's Int.: **Registered Owner**  
 Int. In Land: **Strata**  
 First Nat.Res:  
 Occupancy: **Tenant**

**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: **2015** Class of Space:  
 Building **Commercial Mix, Residential Mix**  
 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:** STRATA LOT 1, PLAN EPS2799, DISTRICT LOT 1328, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

**REALTOR REMARKS:** All measurements and strata fee approximate. Vacant and easy to show Comes with 2 dedicated parking stalls C31 & C32

**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  
**604-418-2695**  
 Virtual Tour: **VirtualTourLink**  
 Brochure:

Commission: **3.25% ON FIRST \$100,000.00 AND 1.15% OF BALANCE**

Seller/Landlord: **LEEON PROJECTS LTD., INC.NO. BC0890143**

Sell Firms: 1.

2.

Buyer Agents:1

2.

3.