




**ACTIVE**  
**C8035913**

**Board:** V  
Business

### Mezzanine 441 MARINE DRIVE

Sunshine Coast  
Gibsons & Area  
VON 1V0

**\$0** (LP)   
(SP)   
(LR sq. ft. p/a) 



Amazing location and raw space waiting for your inspiration. Located on Marine Drive (Lane access across from Tapworks Brewing Company) this 1,200.00 square foot unit is available as one unit or can be broken up into two. Comes with 2 dedicated parking spots, and 2 bathrooms. This space has limitless potential and you are only limited by your imagination. Call to book a showing today!

**P.I.D.:** 800-143-185  
**Property Type:** Business  
**Zoning/Land Use:** C-1  
**Land Sz SF/Acres:** 0 / 0.00  
**Brochure:**

**Prop. Tax/Year:** /  
**Width / Depth:** /  
**Transaction Type:** For Lease  
**Sale Type:** Lease

**Virtual Tour:** [VirtualTourLink](#)

#### Property Details

**Seller's Interest:** Registered Owner  
**Interest In Land:** Leasehold  
**Environmental Assessment Phase:** Not Applicable  
**Occupancy:** Vacant  
**Seller's Rights Reserved:**  
**Amenities:**

#### Site Services:

#### Restrictions:

**Office Area Sq Ft:**  
**Retail Area Sq Ft:**  
**Warehouse Sq Ft:**

**Mezzanine Area Sq Ft:**  
**Other Area Sq Ft:**

**Major Business Type:** General Retail  
**Minor Business Type:** GR - Appliance Sales/Repair/Rental

**Lease Rate (sq.ft.):**  
**Lease Size (sq.ft.):**  
**Leased Rate(sq.ft.):**

**Lease Op Cost (sq.ft.):** \$18.00  
**Additional Rent/SF:**  
**Lease Exp. Date:**

**Lease Type:** Gross  
**Tot. Spce Avail for Lse:** 1,200  
**Subj. Unit Cont. Spce:** 1,200  
**Lease Sub-lease:** Yes  
**Lease Term, months:** 60

**Legal:** PARCEL A BLOCK G PLAN VAP6486 DISTRICT LOT 686 LAND DISTRICT 1 LAND DISTRICT 36 (BEING A CONSOLIDATION OF LOTS 9 & 10 SEE BB257647)

**List Firm 1:** [RE/MAX City Realty - OFC: 604-886-2670](#)  
**List Firm 2:**  
**List Sales Rep 1:** [Tony Browton PREC\\* - CONTC: 604-418-2695](#)  
**List Sales Rep 2:**  
**Lister Email:** [tbrowton@trueblurealty.ca](mailto:tbrowton@trueblurealty.ca)  
**Commission:**

**Appointment Contact:** Tony  
**Appointment Phone:** 604-418-2695  
**Appointment Instructions:** Contact Listing REALTOR®

**List Sales Rep 3:**  
**Lister Website:** <http://www.trueblurealty.ca>

**Lease Commission:** 1 MONTHS BASE RENT

**Seller Name:** Joann Hetherington

**Sell Rep 1:** **Rep 2:** **Rep 3:**  
**Sell Firm 1:**  
**Sell Firm 2:**

**Realtor Remarks:** Measurements Approximate, tenant to verify if important Landlord open to offers from "right" tenant. access off of lane across from Tapworks Brewing Company




**Days on Market:** 1  
**List Date:** 1/6/2021  
**Expiry Date:** 4/30/2021  
**Sold Date:**  
**Sold Price:**  
**Previous Price:**  
**Original Price:** \$0

**ACTIVE**  
**C8035915**

**Board: V**  
Retail

### 3 851 GIBSONS WAY

Sunshine Coast  
Gibsons & Area  
VON 1V8

\$0 (LP)   
(SP)   
(LR sq. ft. p/a) 



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!

**P.I.D.:** 800-143-183  
**Property Type:** Office, Retail  
**Zoning/Land Use:** C-1  
**Land Sz SF/Acres:** 0 / 0.00  
**Brochure:**

**Prop. Tax/Year:** /  
**Width / Depth:** /  
**Transaction Type:** For Lease  
**Sale Type:** Lease

**Virtual Tour:** [VirtualTourLink](#)

#### Property Details

**Seller's Interest:** Registered Owner  
**Interest In Land:** Leasehold  
**Environmental Assessment Phase:** Not Applicable  
**Occupancy:** Vacant  
**Seller's Rights Reserved:**  
**Amenities:**

#### Site Services:

#### Restrictions:

**Office Area Sq Ft:**  
**Retail Area Sq Ft:**  
**Warehouse Sq Ft:**

**Mezzanine Area Sq Ft:**  
**Other Area Sq Ft:**

**Major Business Type:**  
**Minor Business Type:**

**Lease Rate (sq.ft.):**  
**Lease Size (sq.ft.):**  
**Leased Rate(sq.ft.):**

**Lease Op Cost (sq.ft.):**  
**Additional Rent/SF:** \$6.00  
**Lease Exp. Date:**

**Lease Type:** Net Escalating  
**Tot. Spce Avail for Lse:**  
**Subj. Unit Cont. Spce:**

**Lease Sub-lease:**  
**Lease Term,**  
**months:** 60

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

**List Firm 1:** [RE/MAX City Realty - OFC: 604-886-2670](#)  
**List Firm 2:**  
**List Sales Rep 1:** [Tony Browton PREC\\* - CONTC: 604-418-2695](#)  
**List Sales Rep 2:**  
**Lister Email:** [tbrowton@truebluerealty.ca](mailto:tbrowton@truebluerealty.ca)  
**Commission:**

**Appointment Contact:** Tony  
**Appointment Phone:** 16044182695  
**Appointment Instructions:** Contact Listing REALTOR®

**List Sales Rep 3:**  
**Lister Website:** <http://www.truebluerealty.ca>

**Lease Commission:** 1 MONTHS BASE RENT

**Seller Name:** Anastase Maragos

**Sell Rep 1:** **Rep 2:** **Rep 3:**  
**Sell Firm 1:**  
**Sell Firm 2:**

**Realtor** Square footage approximate. Photos and floor plan to follow.

#### Remarks:

**Days on Market:** 1  
**List Date:** 1/6/2021  
**Expiry Date:** 4/30/2021  
**Sold Date:**  
**Sold Price:**  
**Previous Price:**  
**Original Price:** \$0