

ACTIVE
C8042047

Listing Date: 1/17/2022
Expiry Date: 4/30/2022
DOM: 0 Board: V
Orig. Price: \$0 Prev. Price:

418 MARINE DRIVE
Gibsons & Area
Sunshine Coast
V0N 1V0

For Lease

Retail
Office, Retail

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



Zoning: **C4** Gross Prop **\$5,396.54** Tax Yr: **2021** Sale **Lease**
P.I.D.#: **011-984-538** Building/Complex Name:

Prime waterfront commercial space for lease in Lower Gibsons. Ideal for a professional office or a shared work space. The deck overlooks Gibsons harbour/dock busy with yachts and fishing boats. "Mollys Reach" is across the street a restaurant made famous by the tv series "The Beachcombers" and is still a thriving business today. Gibsons is booming and commercial space is in high demand so don't delay, call for an info pack today!

MEASUREMENTS:

Subj. Space Sq.Ft: 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:
Subj Prop Width ft.: Max. Contig. Space: **1,318**
Subj Prop Depth ft.:

LEASE DETAILS:

Lease Type: **Net**
Lease Expiry Date: **12/31/2027**
Lse Term/Months: **60**
Is a Sub-lease?:
Strata Fees/Month:
Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
Occupancy: **Vacant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF: **\$28.00**
Est. Additional Rent / SF: **\$6.00**
Basic Rent per Month: **\$3,075.50**
Est. Add. Rent per Month: **\$659.00**
Basic Rent per Annum: **\$36,906.00**
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: **1940** Class of Space:
Building Type: **Commercial Mix, Residential Mix, Street-Level**
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: LOT B, BLOCK D, PLAN VAP3971, DISTRICT LOT 686, NEW WESTMINSTER LAND DISTRICT, (REF PL 1923) OF LOT 1, & BLKS H & J

REALTOR All measurements approximate, buyer to verify if important. Residential unit below this space also available for rent at \$2,250.00
REMARKS: per month if the commercial tenant was interested in a live/work set-up.

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: **HALF A MONTHS BASE RENT**

Seller/Landlord: **Peter Caron**

Sell Firms: **1.**

Buyer Agents: **1.**

2.

2.

3.

APPOINTMENT INFORMATION:

Contact Listing REALTOR®

Tony
604-418-2695

Virtual Tour: **VirtualTourLink**

Brochure: