

**ACTIVE**  
**C8027118**  
**Board: V**  
Business

**459 MARINE DRIVE**  
Sunshine Coast  
Gibsons & Area  
V0N 1V0

**\$14,000** (LP)   
(SP)  
(LR sq. ft. p/a)



Established Tea and Coffee shop in busy tourist location. Good lease in place and quality equipment. Just bring your concept, some shelving and open for business! Easy to show and priced to sell so don't delay - call for a listing pack today!!

**P.I.D.:** 800-120-287  
**Property Type:** Business  
**Zoning/Land Use:** COMMERCIAL  
**Land Sz SF/Acres:** 0 / 0.00  
**Brochure:**

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

**Virtual Tour:**

**Property Details**

**Seller's Interest:** Registered Owner  
**Interest In Land:** Leasehold  
**Environmental Assessment Phase:** Not Applicable  
**Occupancy:** Tenant  
**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:** Food & Beverage  
**Minor Business Type:** FB - Coffee Shop

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

**Lease Op Cost (sq.ft.):** \$30.15  
**Additional Rent/SF:**  
**Lease Exp. Date:** 9/30/2020

**Lease Type:** Gross  
**Tot. Spce Avail for Lse:** 603  
**Subj. Unit Cont. Spce:**  
**Lease Sub-lease:** Yes  
**Lease Term, months:**

**Legal:** ASSET SALE OF COASTAL VIBES CAFE

**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  
**Commission:** \$500.00

**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:**

**Seller Name:** Gino Rutigliano

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

**Realtor** Vacant so easy to shoe and on lock box. All measurements approximate, buyer to verify if important.  
**Remarks:**

**Days on Market:** 0  
**List Date:** 7/31/2019  
**Expiry Date:** 11/30/2019  
**Sold Date:**  
**Sold Price:**  
**Previous Price:** \$0  
**Original Price:** \$14,000