

ACTIVE **1 5477 WHARF AVENUE** **\$265,000** (LP) 
C8021499 Sunshine Coast (SP)
Board: V Sechelt District
 Retail VON 3A3 (LR sq. ft. p/a) 



Nice commercial unit in concrete Waterfront Building. Corner unit on ground floor, bright and in high traffic location. Lots of parking for your customers in downtown sechelt. Call listing realtor to book a showing today!

P.I.D.: 006-340-822 **Prop. Tax/Year:** \$4,335.92 / 2017
Property Type: Retail **Width / Depth:** /
Zoning/Land Use: C2 **Transaction Type:** For Sale
Land Sz SF/Acres: 0 / 0.00 **Sale Type:** Asset
Brochure:

Virtual Tour:

Property Details

Seller's Interest: Registered Owner
Interest In Land: Freehold, Strata
Environmental Assessment Phase: Not Applicable
Occupancy: Vacant
Seller's Rights Reserved:
Amenities:

Site Services:

Restrictions:

General Building Details

Subj. Space SqFt: 931 **Width / Depth:** /
Year Built: 1980
Complex Name: ROYAL TERRACES
of Buildings: **# of Storeys:**
of Loading Doors: **# of Grade Doors:**
Parking Spaces: **# of Elevators:**
Roof:
HVAC
Building Type: Condo Strata Complex, Residential Mix
Construction: Concrete

Condo Strata Fee:

Office Area Sq Ft:	Mezzanine Area Sq Ft:	Major Business Type:
Retail Area Sq Ft:	Other Area Sq Ft:	Minor Business Type:
Warehouse Sq Ft:		

Lease Rate (sq.ft.):	Lease Op Cost (sq.ft.):	Lease Sub-lease:	Lease Term,
Lease Size (sq.ft.):	Additional Rent/SF:	Tot. Spce Avail for Lse:	months:
Lease Type:	Lease Exp. Date:	Subj. Unit Cont. Spce:	

Legal: PL VAS1053 LT 1 DL 303 LD 36. & DL 304, 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.

List Firm 1: RE/MAX City Realty - OFC: 604-886-2670	Appointment Contact: GRANT MARSHALL
List Firm 2: Sutton Group-West Coast Realty - OFC: 604-886-3031	Appointment Phone: 604-790-0788
List Sales Rep 1: Tony Browton PREC* - CONTC: 604-418-2695	Appointment Instructions: Contact Listing REALTOR®
List Sales Rep 2: Grant Marshall - CONTC: 604-790-0788	List Sales Rep 3:
Lister Email: tbrowton@trueblurealty.ca	Lister Website: www.trueblurealty.ca
Commission: 3.25% OF FIRST 100,000 AND 1.1625% OF THE BALANCE WITH FIRST PHYSICAL INTRODUCTION, OTHERWISE 2.4375% OF FIRST 100,000 AND 0.88 % OF BALANCE.	

Lease Commission:

Seller Name: Calogero Collura, Leonora Gregory-Collura & Jerrya Gregory

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

Realtor Remarks: All measurements approximate, buyer to verify if important. Vacant so easy to show. No power in the unit so no showings after dark

Days on Market: 0	List Date: 10/10/2018	Sold Date:	Previous Price: \$0
	Expiry Date: 3/31/2019	Sold Price:	Original Price: \$265,000