

**ACTIVE**  
**C8059098**

Listing Date: 4/8/2024  
Expiry 4/8/2025  
DOM: 7 Board: N  
Orig. \$945,500 Prev. Price: \$0

**10156 100 AVENUE**  
**Fort St. John - City NW**  
**Fort St. John**  
**V1J 1Y6**



**For Sale Business with Property**  
**Business with Property**

Price: **\$945,500**  
Leased/Sold  
Leased/Sold /



Zoning: **C2** Gross Prop **\$7,677.19** Tax Yr: **2023** Sale **Asset**  
P.I.D.#: **004-595-823** Building/Complex Name: **THE LIDO**

**Building AND Business! Own a piece of Fort St John's legacy with this iconic entertainment theatre, now on the market! The Lido, a historic gem that has been the pulse of entertainment in the Peace Region since 1957 was originally constructed as a movie theatre and has been gracefully transformed into a versatile venue, hosting an array of unique events. From live concerts that resonate with music lovers to laughter-filled comedy nights, elegant weddings, productive meetings, and heartwarming fundraising events, The Lido offers an unforgettable experience for every occasion. This long-established venue offers not just a building and land but a thriving business at the heart of the community. With its prime location, rich history, and timeless elegance, it's a rare opportunity for entrepreneurs to curate lifelong memories for patrons and performers alike. Don't miss your chance to write the next chapter in this beloved institution's story. Contact us today to seize this extraordinary opportunity.**

**MEASUREMENTS:**

Subj. Space Sq.Ft: **6,000** Space Avail for Lse:  
Subj. Space Width Whse/Indust.Sq.Ft:  
Subj. Space Depth: Office Area Sq. Ft:  
Land Size Sq.Ft: **8,232.00** Retail Area Sq. Ft:  
Land Size Acres: **0.18** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft:  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width Min. Divisible  
Subj Prop Depth Max. Contig. Space:

**LEASE DETAILS:**

Lease Type:  
Lease Expiry Date:  
Lse Term/Months:  
Is a Sub-lease?:  
Strata Fees/Month:  
Seller's Int.: **Registered Owner**  
Int. In Land: **Freehold**  
First Nat.Res:  
Occupancy: **Seller**

**NET / GROSS RENT**

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per  
Basic Rent per Annum:  
Gross Rent per  
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: **1957** Class of Space:  
Building **Freestanding**  
Potential to Redevelop? **No** Comments:  
Environ. Assess.Done? **No** 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:  
**Arts and Entertainment**  
Minor Business Type:  
**Entertainment/Live**  
Business Name (d.b.a.):  
**LIDO THEATRE**  
Bus. Oper. Since (yr): **1957**  
Confidentiality Reqcd:  
Major Use Description:

**LEGAL:** LOT 1 SECTION 1 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 12026

**REALTOR REMARKS** Land and building with a cash flow operating business. When the sale is complete, all future bookings and deposits will be transferred to the new owners. The current owner can be contracted to train the new management. This is a share sale of 2 companies. One company owns the building and the other owns the business.

**DESIGNATED AGENT(S):**

**Ray Yenkana - PREC - CONTC: 604-614-7653**  
Royal LePage Little Oak Realty - OFC: 604-820-0555  
ray@rayyenkana.com

**APPOINTMENT INFORMATION:**

Contact Listing REALTOR®, Touchbase

**RAY YENKANA**  
**604-614-7653**

Virtual Tour:  
Brochure:

Commission: **2.5%**

Seller/Landlord: **CARLSONIA THEATRE CO. LTD.**

Sell Firms: 1.

Buyer Agents:1

2

2.

3.