

**Closed**  
**C8054460**

**5485 WHARF AVENUE**  
**Sechelt District**  
**Sunshine Coast**  
**V7Z 0H5**

**For Sale**  
**Office**

For Sale Price: **\$1,250,000**

Additional Property Types:  
**Office, Retail**

Leased/Sold Date: **11/1/2023**

Leased/Sold Price: **/\$1,050,000**

Listing Map: 



Zoning: **C4** Gross Prop Tax: **\$13,414.80** Tax Yr: **2021** Sale Type: **Asset**  
P.I.D.#: **008-018-553** Building/Complex Name:

**LOCATION! An Iconic Building in the Heart of Downtown Sechelt. Positioned in a perfect high-traffic, high-visibility area, this iconic building offers easy access for both vehicles and pedestrians. The property features eight parking stalls with two access points from Teredo Street and Wharf Avenue. Additionally, it is conveniently situated just steps away from the waterfront pier, oceanfront path, as well as a selection of coffee shops and restaurants. Constructed in 1986, this two-story, 4,070 square-foot building offers recent upgrades include a new HVAC system, along with partial renovations to the main floor, encompassing new flooring and paint. The building is equipped with two washrooms on the main floor and one on the second floor. Currently occupied by a dependable long-term tenant, this space provides a steady income stream. Don't miss out on this exceptional investment opportunity in the heart of Sechelt's thriving downtown district.**

**MEASUREMENTS:**

Subj. Space Sq.Ft: **4,070** Space Avail for Lse:  
Subj. Space Width Whse/Indust.Sq.Ft:  
Subj. Space Depth: Office Area Sq. Ft:  
Land Size Sq. Ft. **7,000.00** Retail Area Sq. Ft:  
Land Size Acres: **0.16** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft:  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width ft.: Min. Divisible Space:  
Subj Prop Depth ft.: 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: **Tenant**

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per Month:  
Basic Rent per Annum:  
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: **1986** Class of Space:  
Building Type: **Freestanding, Office Building, Street-Level Storefront**  
Construction Type: **Wood Frame**  
Potential to Redevelop? Comments:  
Environ. Assess.Done? **Yes** Comments:  
**Phase I completed in 2015**

**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

**BUSINESS & AGRI-BUS. DETAILS:**

Major Business Type:  
Minor Business Type:  
Business Name (d.b.a.):  
Bus. Oper. Since (yr):  
Confidentiality Req'd:  
Major Use Description:

**LISTING FIRM(S):**

- 1. Sotheby's International Realty Canada
- 2. Avison Young Commercial Real Estate Services, LP
- 3.

**PRESENTED BY:**

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