

Closed
C8036407

5517 WHARF AVENUE
Sechelt District
Sunshine Coast
VON 3A2

For Sale
Multi-Family Commercial

For Sale Price: **\$1,995,000**

Leased/Sold Date: **4/3/2021**

Leased/Sold Price: **/\$2,060,000**

Additional Property Types:
Multi-Family Commercial

Listing Map: 



Zoning: **C-2** Gross Prop Tax: **\$15,421.13** Tax Yr: **2020** Sale Type: **Asset**
P.I.D.#: **009-988-548** Building/Complex Name: **5517 WHARF**

Sunshine Coast Investment Opportunity!!! This fully leased, updated building in Downtown Sechelt contains two retail spaces and four, one bedroom apartments. 5% Plus Cap rate return on this centrally located building. All the work has been done including new exterior staining, updated roof, landscaping and residential apartments. All four apartments have been modernized and separately metered with individual hot water tanks. Coin operated laundry is on site. Three of the four apartments have private balconies and two have dishwashers. One has a large skylight for natural light. Never a residential vacancy in this building. Both commercial tenants are in long-term, multi-year leases. Centrally located on Wharf Avenue, part of the Sunshine Coast Highway, 5517 Wharf Avenue is walking distance to everything in Sechelt including St. Mary's, the main hospital on the Sunshine Coast. This well priced property would make a great addition to

MEASUREMENTS:

Subj. Space Sq.Ft:	5,678	Space Avail for Lse:	
Subj. Space Width		Whse/Indust.Sq.Ft:	
Subj. Space Depth:		Office Area Sq. Ft:	
Land Size Sq. Ft.	7,375.00	Retail Area Sq. Ft:	3,178
Land Size Acres:	0.17	Mezzanine Sq. Ft:	
Acres Freehold:		Other Area Sq. Ft:	2,500
Acres Leasehold:		Main Resid. Sq.Ft:	
Subj Prop Width ft.:	50.00	Min. Divisible Space:	
Subj Prop Depth ft.:	147.50	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:	5	Clear Ceiling Ht (ft):	
Year Built:	1956	Class of Space:	
Building Type:	Mixed Use		
Construction Type:	Wood Frame		
Potential to Redevelop?		Comments:	
Environ. Assess.Done?	No	Comments:	

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts: **4**
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units: **2**
Total # of Units: **6**
APOD Cap Rate **5.20**

BUSINESS & AGRI-BUS. DETAILS:

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

LISTING FIRM(S):

- Holywell Properties
- Holywell Properties
-

PRESENTED BY:

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