

Closed
C8043328

5651 COWRIE STREET
Sechelt District
Sunshine Coast
V7Z 0K1

For Sale
Retail

For Sale Price: **\$2,200,000**

Additional Property Types:

Office, Retail

Leased/Sold Date: **4/29/2022**

Leased/Sold Price: **/\$2,300,000**

Listing Map: 



Zoning: **C2** Gross Prop Tax: **\$22,192.49** Tax Yr: **2021** Sale Type: **Asset**
P.I.D.#: **010-012-273** Building/Complex Name:

First time on the market, this is your opportunity to own a large commercial building in the heart of Sechelt. The property is sandwiched between two busy streets, Teredo and Cowrie St, for excellent street and pedestrian traffic exposure. A rare opportunity for developers, investors and owner-users. The site is currently improved with a two-story 6300 SqFt building. The lot size is 15,000 SqFt with plenty of parking in the front and back of the building. The upper floor is vacant, measures 2478 SF, and is prime for redevelopment. Long-term tenants occupy the bottom commercial spaces. The ground floor retail areas measure a total of 4287 SqFt. Floor plans are available, and a 3D tour of the upper floor is in the MLS link. Call your Realtor for a full package.

MEASUREMENTS:

Subj. Space Sq.Ft: **7,520** Space Avail for Lse:
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft: **2,478**
Land Size Sq. Ft. **15,000.00** Retail Area Sq. Ft: **4,287**
Land Size Acres: **0.34** Mezzanine Sq. Ft.:
Acres Freehold: Other Area Sq. Ft.:
Acres Leasehold: Main Resid. Sq.Ft.:
Subj Prop Width ft.: **60.00** Min. Divisible Space:
Subj Prop Depth ft.: **256.00** 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: **2** # of Grade Doors:
of Elevators: **0** # of Loading Doors:
Parking Spaces: Clear Ceiling Ht (ft):
Year Built: **1954** Class of Space:
Building Type: **Commercial Mix, Street-Level Storefront**

Construction Type: **Concrete Block, Wood Frame**

Potential to Redevelop? Comments:

Environ. Assess.Done? **Yes** Comments:

Phase 1 Environmental Site Assessment has been completed.

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 Reqd:
Major Use Description:

LISTING FIRM(S):

- 1. Sotheby's International Realty Canada
- 2.
- 3.

PRESENTED BY:

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