

Closed
C8043327

5679 COWRIE STREET
Sechelt District
Sunshine Coast
V7K 0K1

For Sale
Retail

For Sale Price: **\$2,999,000**

Leased/Sold Date: **9/3/2022**

Leased/Sold Price: **/\$2,550,000**

Additional Property Types:

Office, Retail

Listing Map: 



Zoning: **C2** Gross Prop Tax: **\$35,853.13** Tax Yr: **2021** Sale Type: **Asset**

P.I.D.#: **013-590-316** Building/Complex Name:

Here is your opportunity to acquire this tenanted commercial building and warehouse located at the busy corner of Cowrie Street and Inlet Road in downtown Sechelt. First time on the market this offering is ideal for investors or developers looking to secure a property with exceptional current and future use potential. Improved on a large 12,078 SF lot, the property's large 122' frontage and C-2 zoning allow for a variety of mixed-use including office, retail, multi-family, and light industrial use space. The two buildings total 11,708 SF. Well-established businesses and long-term tenants occupy the retail storefronts totalling 7,868 SF. The warehouse is vacant and prime for redevelopment for a total of 3,840 SF. (see link for a 3D tour of the warehouse space). Floor plans available.

MEASUREMENTS:

Subj. Space Sq.Ft:	11,708	Space Avail for Lse:	3,840
Subj. Space Width		Whse/Indust.Sq.Ft:	3,840
Subj. Space Depth:		Office Area Sq. Ft:	
Land Size Sq. Ft.	12,078.00	Retail Area Sq. Ft:	7,868
Land Size Acres:	0.27	Mezzanine Sq. Ft:	
Acres Freehold:		Other Area Sq. Ft:	
Acres Leasehold:		Main Resid. Sq.Ft:	
Subj Prop Width ft.:	122.00	Min. Divisible Space:	
Subj Prop Depth ft.:	99.54	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:	1947	Class of Space:	
Building Type:	Street-Level Storefront, Warehouse		

Construction Type: **Wood Frame**

Potential to Redevelop? Comments:

Environ. Assess.Done? **Yes** Comments:
Phase 1 Environmental Site Assessment 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 Req'd:
Major Use Description:

LISTING FIRM(S):

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

PRESENTED BY:

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