

Closed
C8045129

109 5725 TEREDO STREET
Sechelt District
Sunshine Coast
V7Z 0J7

For Sale
Office

For Sale Price: **\$499,000**

Additional Property Types:
Office

Listing Map: 

Leased/Sold Date: **11/27/2022**

Leased/Sold Price: / **\$499,000**



Zoning: **CD30** Gross Prop Tax: **\$6,191.65** Tax Yr: **2021** Sale Type: **Asset**
P.I.D.#: **029-286-247** Building/Complex Name: **WATERMARK**

LOCATION! A rare opportunity to purchase this versatile live/work, beautifully interior-designed commercial space. Custom built with modern, high-end finishes with a great floor plan, this turn-key space is ready for any professional looking for excellent street and pedestrian exposure. Located in the heart of Sechelt, steps from the beach, the Watermark is a concrete building on the busy main road, perfect for anyone wishing to capitalize on a fabulous location with plenty of visitor parking and walkable to anywhere in downtown Sechelt! Inside, you will find a welcoming reception area, three office spaces, a sizeable three-piece bathroom with a mobility accessible shower, a spacious galley kitchen, and roughed-in laundry. In addition, there is secured storage and assigned parking for owners. This space is ideal for any entrepreneur or investor looking for the perfect investment!

MEASUREMENTS:

Subj. Space Sq.Ft:	779	Space Avail for Lse:	
Subj. Space Width		Whse/Indust.Sq.Ft:	
Subj. Space Depth:		Office Area Sq. Ft:	779
Land Size Sq. Ft.	871.20	Retail Area Sq. Ft:	
Land Size Acres:	0.02	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: **\$236.95**

Seller's Int.: **Registered Owner**
Int. In Land: **Strata**
First Nat.Res:
Occupancy: **Owner**

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:	2014	Class of Space:	
Building Type:	Mixed Use		
Construction Type:	Concrete		
Potential to Redevelop?		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

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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