

KLEIN III

COMMERCIAL BUILDING FOR SALE

5651 Cowrie Street Sechelt, BC





Highlights

PRODUCT TYPE

Commercial Building for Sale

SUMMARY

LOCATION

5651 Cowrie Street, Sechelt BC

LOT SIZE

15,039.12 SF

OCP

Land Use Downtown Centre

ZONING

C-2 (Tourist & Marine Commercail Two Zone)

BUILDING SIZE

6,853 SF

SPACE USE

2 Retail & 1 Office Space

SPECIALISTS



Dmytro Chernysh

FOCUSED INDUSTRIAL
DIBM, BSKIN
PERSONAL REAL ESTATE CORPORATION

o 604 684 8844 · 704
c 778 988 2009
dmytro@focusedindustrial.com



Alex Kwong

FOCUSED INDUSTRIAL
BA

o 604 684 8844 · 723
c 604 603 0169
alex@focusedindustrial.com

Information

An exceptional investment opportunity awaits in downtown Sechelt. Situated at the high-visibility intersection of Teredo Street and Cowrie Street, this 6,853-square-foot, two-story building rests on a 15,039-square-foot lot with ample front and rear parking and dual frontages. Currently vacant, the property

offers significant value-add potential, with two retail units on the main floor and a large office space upstairs that can be converted into three units. Ideal for investors, users, or developers in the booming Sechelt market.

PROPERTY DETAILS

LOCATION	5651 Cowrie Street, Sechelt BC
LOT SIZE	15,039 SF
BUILDING SIZE	6,853 SF
LEGAL	LOT 2 BLOCK 5 DISTRICT LOTS 303 AND 304 PLAN 8586
OCP	Land Use Downtown Centre, not in ALR
ZONING	C-2 - Tourist & Marine Commercial Two Zone
PID	010-012-273
TAXES	\$22,464.58
STRUCTURE	Store(s) & Offices
REPORTS AVAILABLE	Environmental Phase 1, Geotech Report, Conceptual Drawings

PROPERTY FEATURES

- Dual Frontage
- Sunshine Coast HWY Exposure
- Value Add Potential: 5 Separate Retail/Office Units
- Redevelopment Potential: 6 Storey Mixed Use Building
- Special Features: Bank Vault & Separate Electric Meters

PRICE

Contact Listing Agents

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Demographics

Within a 10 minute drive of
5651 Cowrie Street, Sechelt BC

DEMOGRAPHICS



POPULATION
10,901



HOUSEHOLDS
4,954



MEDIAN AGE
56.7



MEDIAN HOUSEHOLD INCOME
\$78,766



WALK SCORE
82



TRANSIT SCORE
N/A

HOUSEHOLD SPENDING



PUBLIC TRANSIT
\$1,184



MEDICATION
\$1,397



RENT
\$2,858



HEALTH CARE
\$706



FOOD
\$13,293



CLOTHING
\$3,126

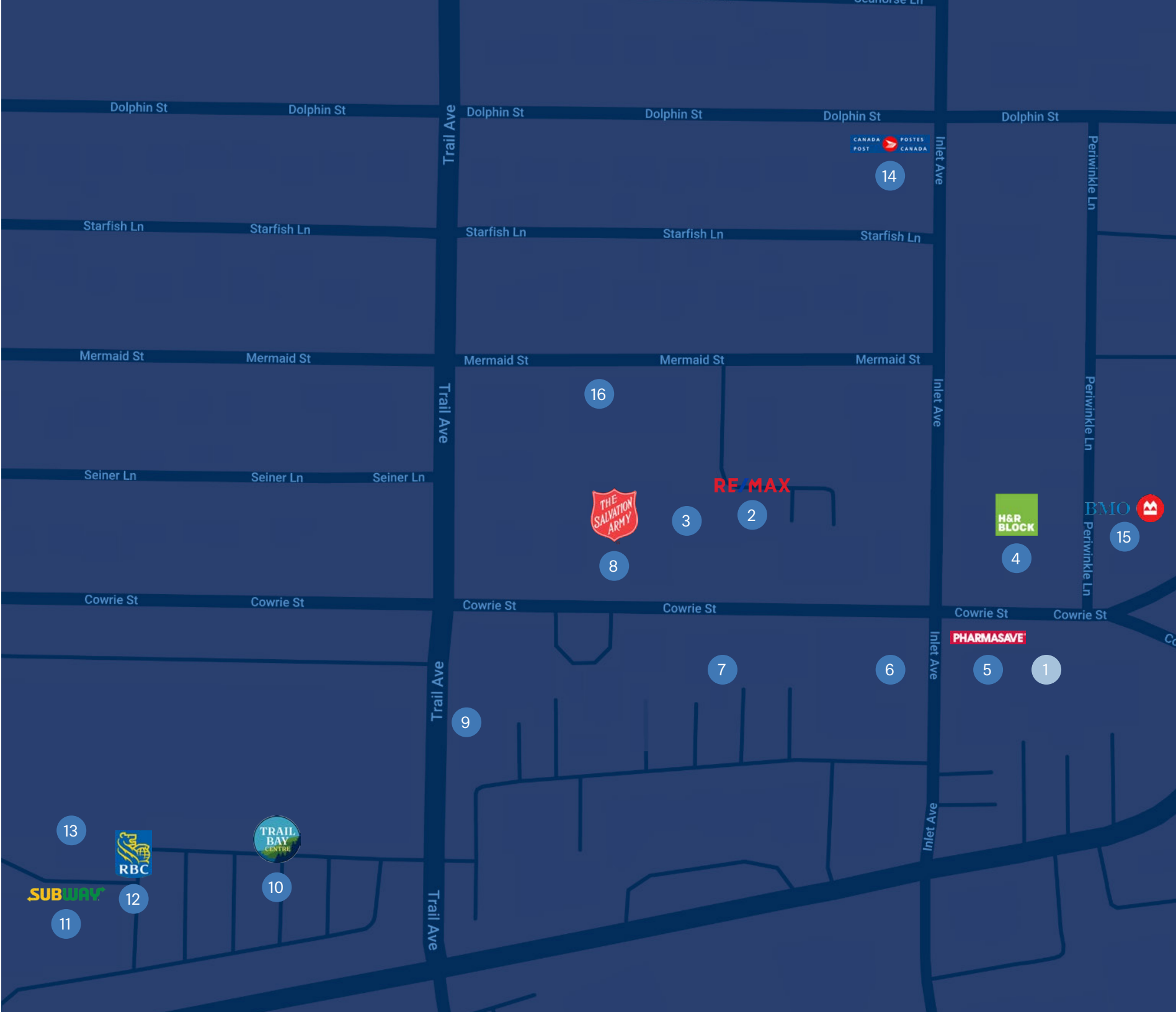
INFORMATION C/O ESRI CANADA 2024



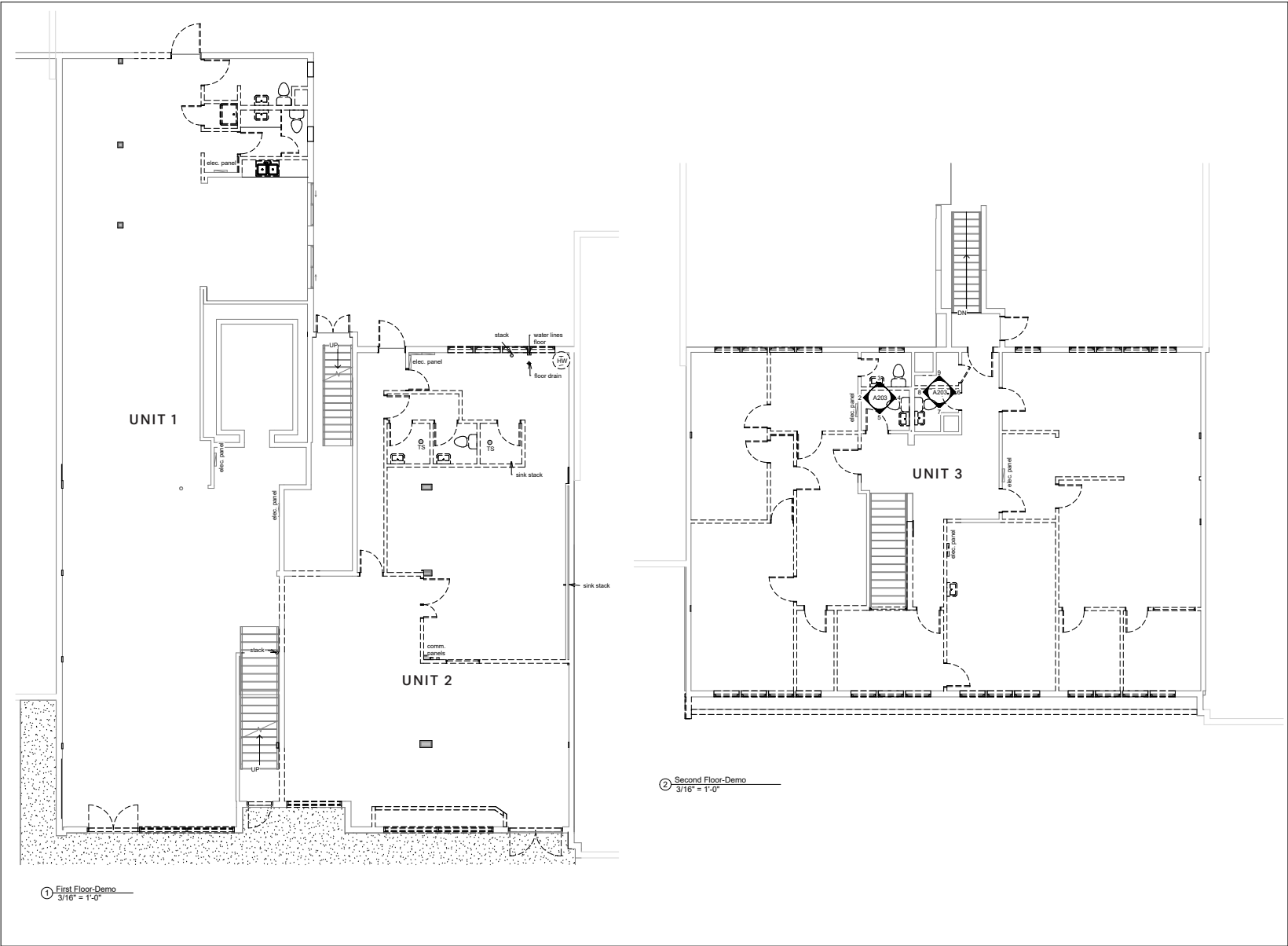
Easy access to every urban
convenience is assured
from this respected address.

Amenities

- 1. 5651 Cowrie Street - Subject Area
- 2. Remax Oceanview Realty*
- 3. Sechelt Fish Market
- 4. H&R Block
- 5. Pharmasave Sechelt
- 6. Village Restaurant
- 7. Sunshine Coast Healthcare Auxiliary Thrift
- 8. Salvation Army
- 9. Trail Bay Source for Sports
- 10. Trail Bay Centre Shopping Mall
- 11. Subway Sandwiches
- 12. Royal Bank
- 13. Lighthouse Liquor Store
- 14. Canada Post
- 15. BMO Bank of Montreal
- 16. Coastal Law Corporation



Floorplans - Unit 1, 2, 3



PO BOX 1571 Sechelt BC V0N 3A0
tel 604 747 2037 cell 604 763 2993
www.sandrinleung.com

Revisions		
No	Date	Details
1.	2024.06.10	Preliminary concept
2.	2024.07.11	DP/JP review

ALL RIGHTS RESERVED BY SANDRIN LEUNG INC. COPYRIGHT BY SANDRIN LEUNG INC. DRAWINGS ARE FOR SINGLE USE ONLY. THIS DESIGN IS NOT TO BE USED OR REPRODUCED WITHOUT THE CONSENT OF SANDRIN LEUNG INC. VERIFY DIMENSIONS, INFORMATION, STRUCTURAL DRAWINGS, SHOP DRAWINGS, FIELD CONDITIONS AND ETC. PRIOR TO COMMENCING WORK. NOTIFY CONSULTANTS OF ANY DISCREPANCIES FOR CLARIFICATION OR INSTRUCTION. DESIGNED TO BRITISH COLUMBIA BUILDING CODE 2018.

Cowrie Building
5651 Cowrie Street
PID: 010-012-273

CLIENT: Ross Porter

PROJECT NO. Project Number

DEMO PLAN

DATE 2024-07-12 6:18:01 PM

REV.

DRAWING NO. A103

Photos



Photos - Unit 1



Photos - Unit 1



Photos - Unit 2



Photos - Unit 2



Photos - Unit 3



Photos



Photos

