

COMMERCIAL BUILDING FOR SALE

5651 Cowrie Street Sechelt, BC





Highlights

PRODUCT TYPE

Commercial Building for Sale

SUMMARY

LOCATION	ZONING
5651 Cowrie Street, Sechelt BC	C-2 (Tourist & Marine Commercaill Two Zone)
LOT SIZE	BUILDING SIZE
15,039.12 SF	6,853 SF
OCP	SPACE USE
Land Use Downtown Centre	2 Retail & 1 Office Space

SPECIALISTS



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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

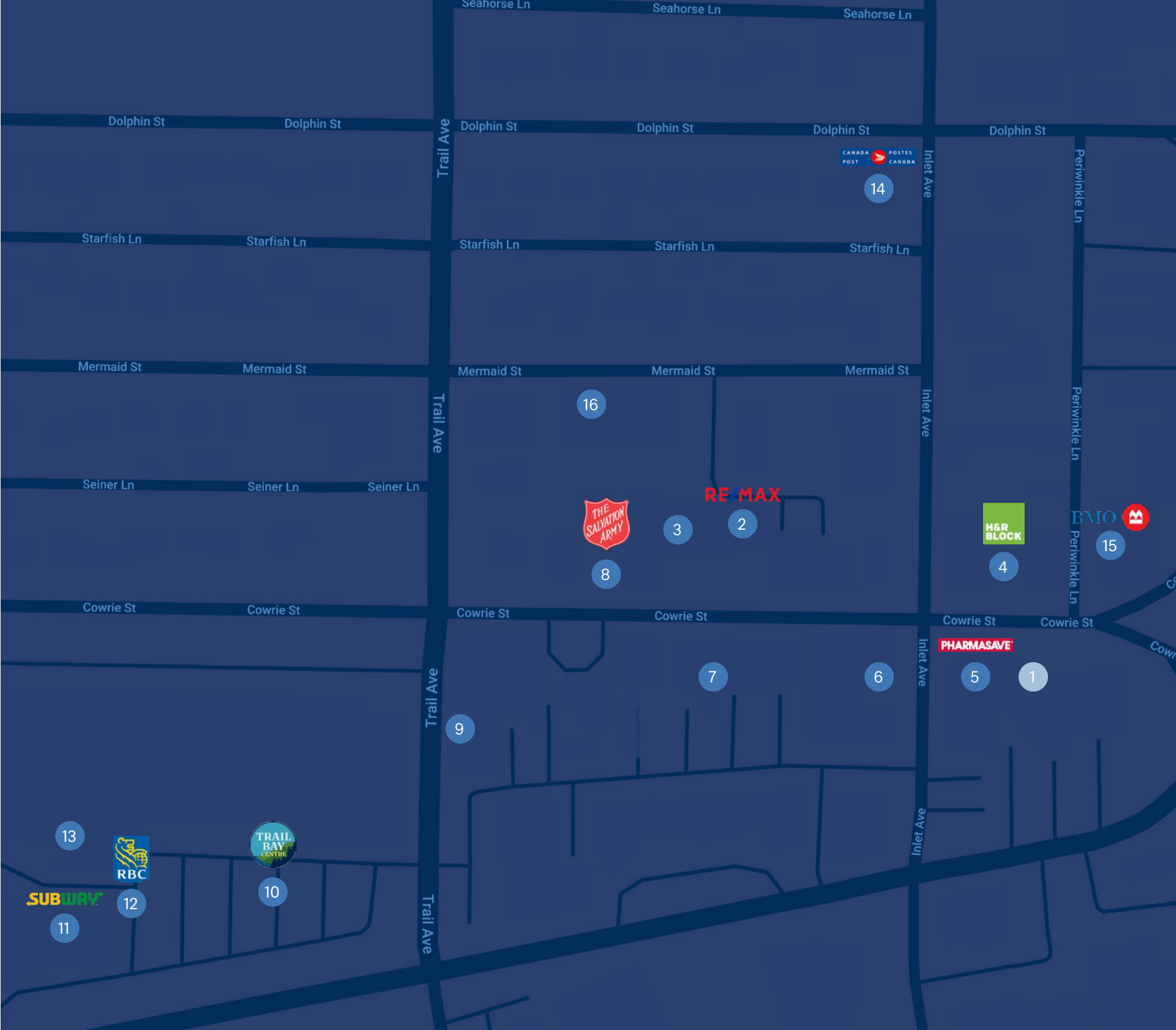
	PUBLIC TRANSIT \$1,184		MEDICATION \$1,397
	RENT \$2,858		HEALTH CARE \$706
	FOOD \$13,293		CLOTHING \$3,126

INFORMATION C/O ESRI CANADA 2024

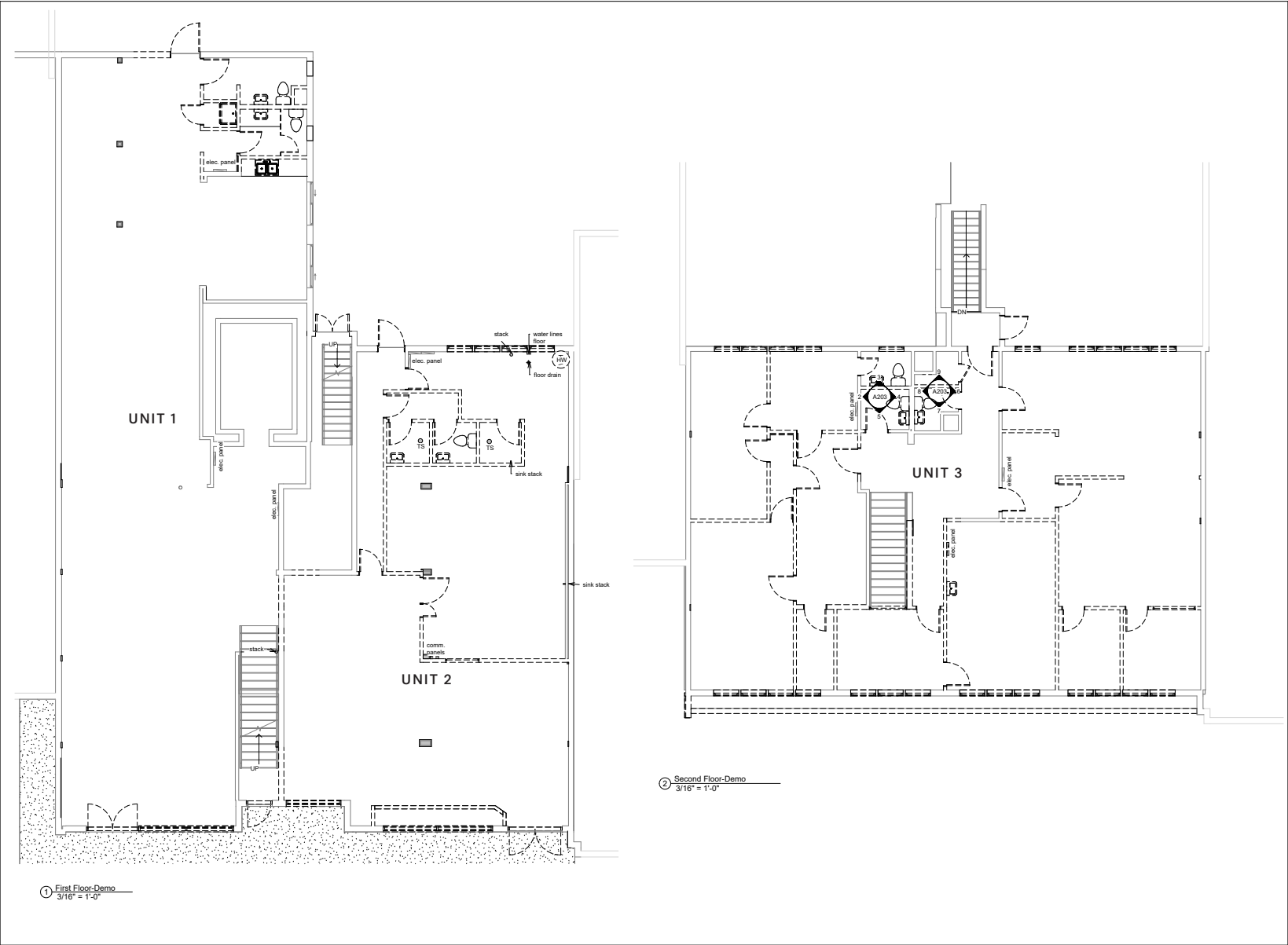


Amenities

- 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



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

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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



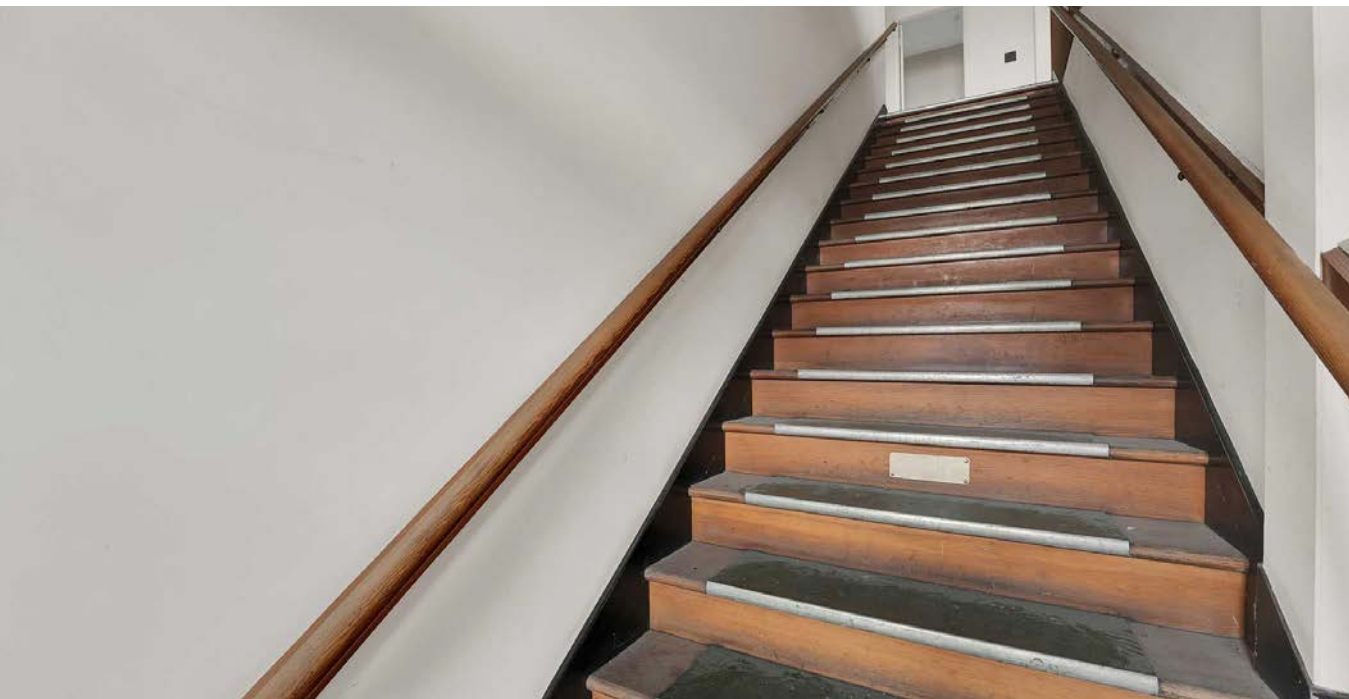
Photos - Unit 2



Photos - Unit 2



Photos - Unit 3



Photos



Photos

