

KLEIN III

RETAIL/OFFICE FOR LEASE

5672 Cowrie Street Sechelt, BC





Highlights

PRODUCT TYPE

Retail/Office for Lease

SUMMARY

LOCATION

5672 Cowrie Street, Sechelt BC

ZONING

C-2

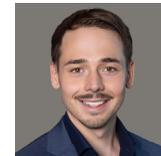
BUILDING SIZE

2,200 SF

SPACE USE

Retail Office

SPECIALISTS



Dmytro Chernysh

FOCUSED INDUSTRIAL
DIBM, BSKIN
PERSONAL REAL ESTATE CORPORATION

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Information

An outstanding chance to lease prime retail/office space with prominent exposure on Cowrie Street in the heart of downtown Sechelt. This 2,200 SF space features upgraded retail/office space with 9 individual offices, a meeting

room, reception area, kitchen, and 2 washrooms. Parking is plentiful at the rear of the property, supplemented by extra street parking. Situated in a high-traffic, visible location, this opportunity is poised to position your business for success.

PROPERTY DETAILS

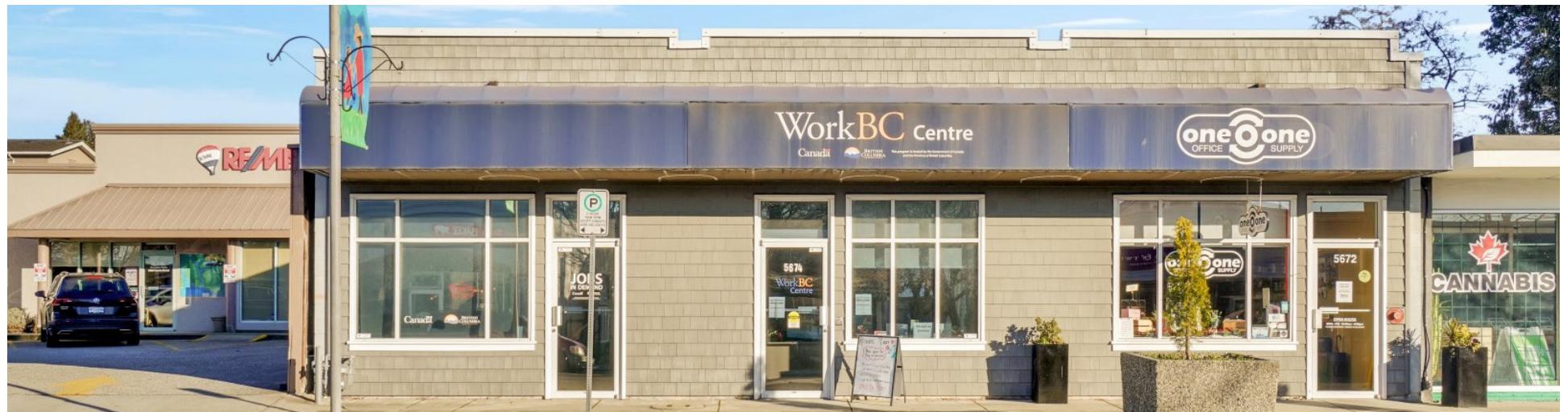
LOCATION	5672 Cowrie Street, Sechelt BC
BUILDING SIZE	2,200 SF
ZONING	C-2 Tourist and Marine Commercial Two Zone
LEGAL	LOT 15 BLOCK 13 DISTRICT LOT 303 PLAN 2615
CONNECTED SERVICES	Fully Serviced
YEAR BUILT	2000
PID	004-765-851

PROPERTY FEATURES

- High traffic downtown Sechelt location
- 2,200 SF retail/office space
- 9 private offices, 2 washrooms, reception, meeting room, open office area, kitchen space, storage room
- 4+ parking stalls behind the building
- 3 potential entrances

PRICE

Base Rent: Contact Listing Agent
Additional Rent: \$8/SF (estimated for 2024)



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.

Zoning: C-2

PRINCIPAL USES

- Artist Studio
- Civic Use
- Liquor Primary Establishment
- Marina
- Restaurant
- Retail
- Seasonal Outdoor Market
- Tourist Accommodation



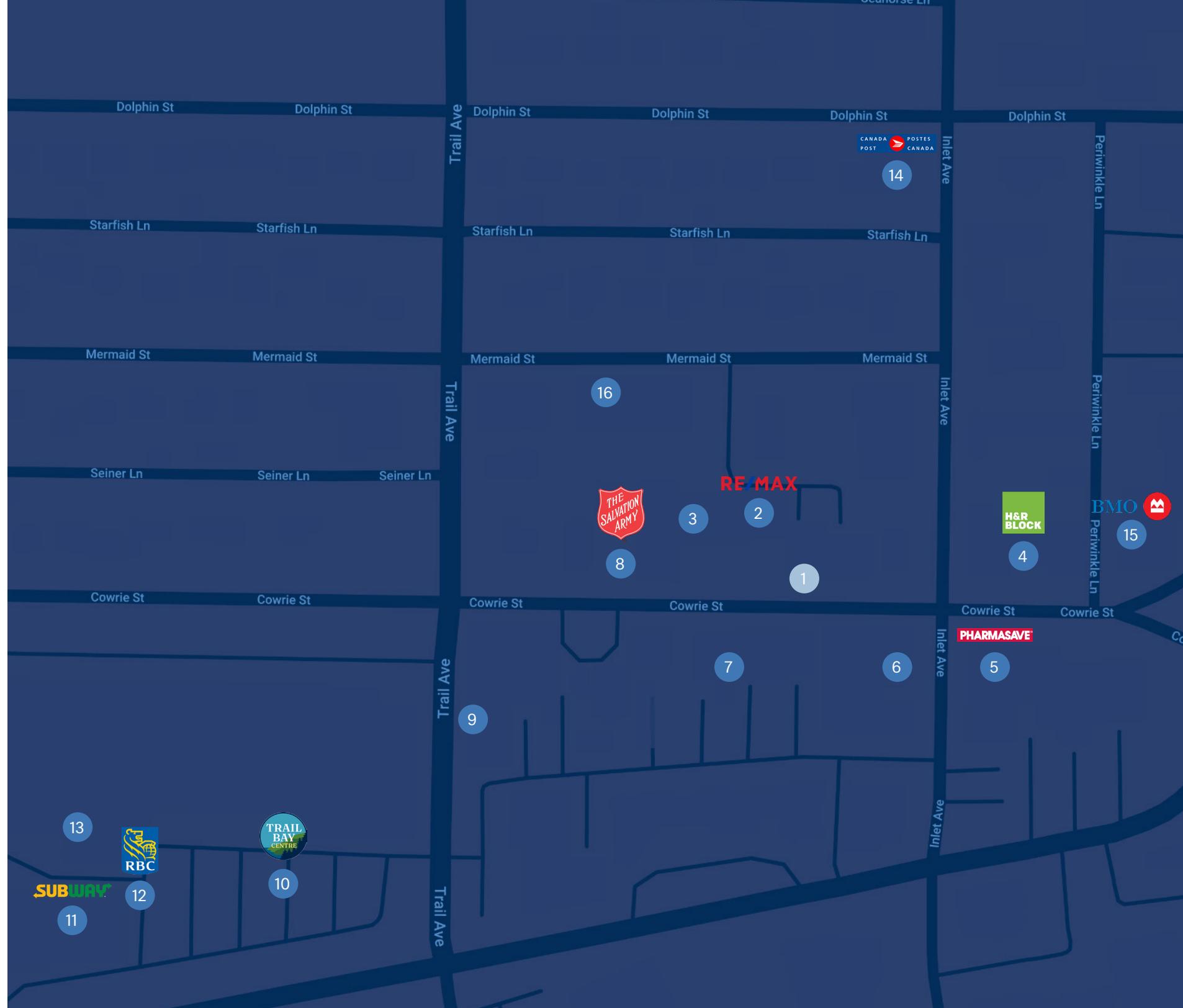
ACCESSORY USES

- Assembly
- Campground
- Caretaker Dwelling
- Laundromat
- Mobile Vending



Amenities

1. 5672 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



Floor Plan



UNIT A - 5672 COWRIE STREET

Total Area: 2,200 SF

E&O INSURED. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. THIS FLOORPLAN IS NOT SUITABLE FOR ARCHITECTURAL/CONSTRUCTION. TOTAL SF CALCULATED TO GROSS UNIT AREA. ALL DETAILS, SIZES & PLACEMENTS SHOULD BE CONSIDERED AS APPROXIMATE WITHIN +/- 3% TOLERANCE.

Photos



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