

Cultus Lake Pub & Liquor Store

3696/3736 Columbia Valley Rd Cultus Lake V2R 5A3



PUB & LIQUOR STORE OPPORTUNITY

Well-established neighborhood 'PUB & LIQUOR STORE' in the popular Cultus Lake area. This thriving business, the only one of its kind in the region, caters to both locals and tourists. The venue offers over 100 seats inside, with additional seating for about 20 on the patio, all within a charming spruce and pine log building situated on 1.2 acres of flat, well-shaped rectangular land. The property includes both the pub and beer/wine store, presenting a rare investment opportunity with high profit potential. The parking lot is very spacious and ample, making parking convenient. Located just 1.5 hours from downtown Vancouver, this business is well-positioned in a high-traffic tourist area. For inquiries, please contact the listing agent only. Do not approach the owner or staff. Don't miss out on this opportunity!



KEY NUMBERS

- Address : 3696 COLUMBIA VALLEY RD CULTUS LAKE RD V2R 5A3 (PID: 003-493-474)
3736 COLUMBIA VALLEY RD CULTUS LAKE RD V2R 5A3 (PID: 002-310-520)
- DBA : Cultus Lake Pub and Liquor
- Sales breakdown: Approximately 70% from liquor store, and 30% from pub
- Land : 1.2 Acre
- Building : TBD
- Interest : Freehold
- Zone : C-1 & C-2
- Built in : The pub was built in 1977, and the liquor store was built in 1984
- Operating by : employees and owner
- Employee : 2 full timer + 3 part timers
- Manager's room : RV, and 1 room with bathroom

ASKING PRICE : \$5,500,000 (Sales type: Share sale)



FINANCIAL SUMMARY & CAP %

** Available upon receiving the NDA.

CULTUS LAKE

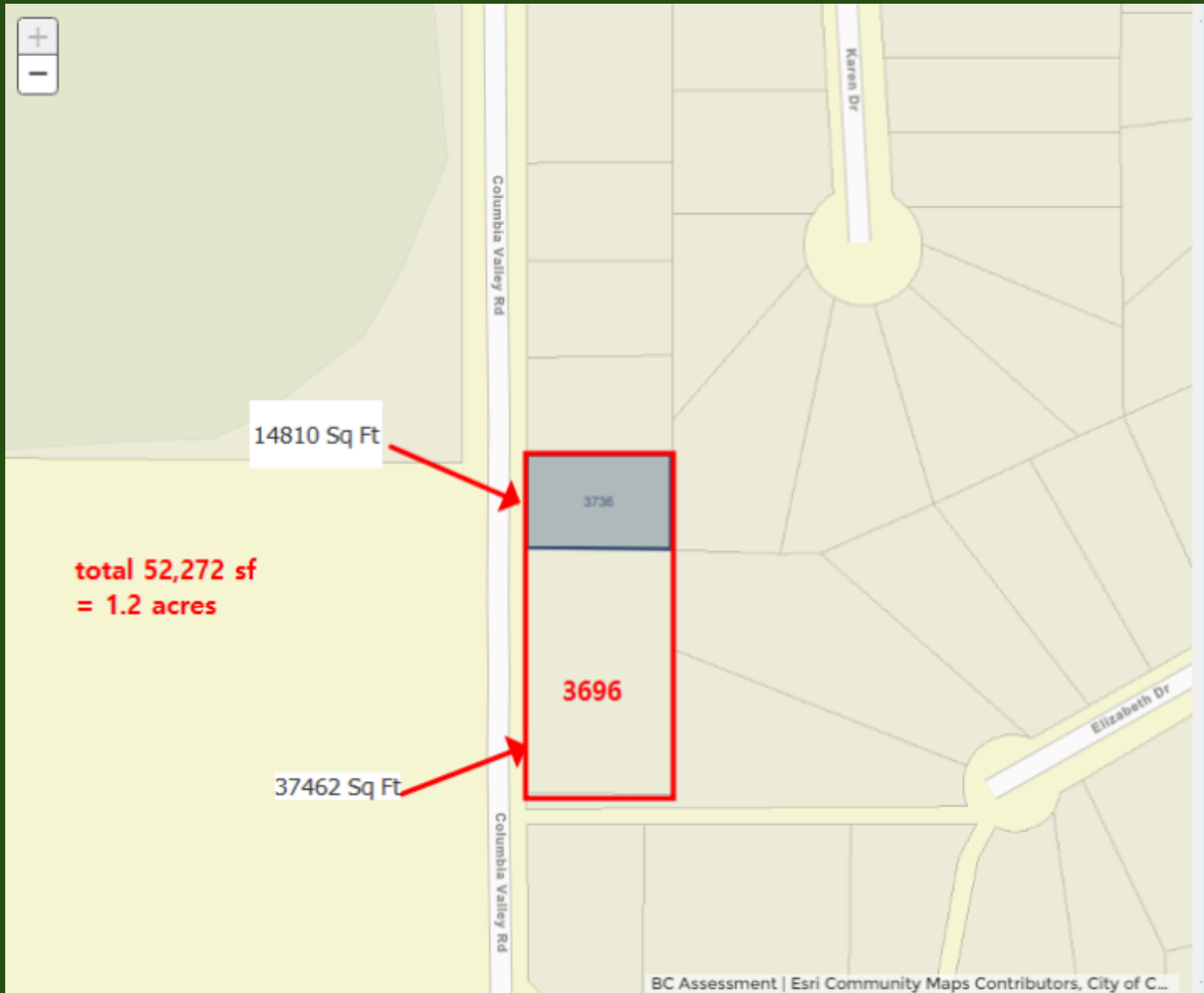
Cultus Lake, BC, is a vibrant and bustling destination, just about an hour's drive from downtown Vancouver. Known for its stunning natural beauty, the area attracts countless visitors year-round. The thriving local businesses cater to the steady stream of tourists, making Cultus Lake a hub of activity and opportunity. Whether you're seeking adventure, relaxation, or a flourishing business environment, Cultus Lake has it all



LOCATION



LAND



PHOTOS



OFFER

The sales type is a share sale. We will review offers as they are received. If you require more detailed information, please sign and return the attached NDA, and we will provide you with additional details.

DISCLAIMER

Jay Choi and Sutton Group - 1st West Realty have made every effort to ensure the accuracy of the information provided, including materials received from the seller and information gathered from many sources. However, they assume no responsibility for any inaccuracies in the material. Buyers are advised to conduct their own due diligence, in consultation with their lawyer, accountant, or other professionals, to verify all details thoroughly.

Last update : August 27, 2024

CONTACT THE LISTING AGENT

Jay Choi is the listing agent.

Jay Choi is a licensed realtor in British Columbia with nearly 20 years of experience, including 16 years consistently maintaining a position in the Top 10% of Greater Vancouver realtors. He graduated from business school and takes pride in his over 10 years of experience as a financial advisor in banking. He has successfully handled both commercial and residential transactions with a focus on customer satisfaction. He looks forward to achieving great results together with you and hopes you will continue to follow his work.

JAY CHOI, BBA 최재동



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