

FOR SALE

DP APPROVED MIX USE SITE

826 GIBSONS WAY, GIBSONS



Cody Davis

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Jovi | Commercial.

SUMMARY

Jovi Realty Inc. presents an unique opportunity in the heart of Gibsons BC, on the desirable Sunshine Coast. An approved Development Permit for a mix use 3 storey building is available for pickup. Perched up on a hill, units on higher floors will have water views. In the town centre this 50 one, two and three bedroom units, 3 CRU's, grade level parking approved site has drawings and all the due diligence in place for a builder and or developer to have a shovel ready 36K sqft buildable site.

Opportunity to increase the amount of doors, commercial space and density with the right design up to 80-100k buildable and underground parking.

The Town of Gibsons is only 5 minutes from the Langdale Ferry terminal and 40 minutes from West Vancouver's Horseshoe Bay. Sellable is in the mid to low \$600/sqft and rental rates are over \$3/sqft.

PROPERTY DETAILS

CIVIC ADDRESS:
826 GIBSONS WAY, GIBSONS

LEGAL DESCRIPTION:
AMENDED LOT M,
SEE 291384L DISTRICT LOT
688 PLAN 7945

PID:
002-707-462

ZONING :
C1 - UPPER GIBSONS
COMMERCIAL DISTRICT 1

OCP:
OCP: LAND
USE: MIXED-USE
COMMERCIAL

LOT SIZE:
56,672 OR 1.3 ACRES

BUILDABLE SQFT:
~\$40-\$108

ASKING PRICE:
\$3.9M

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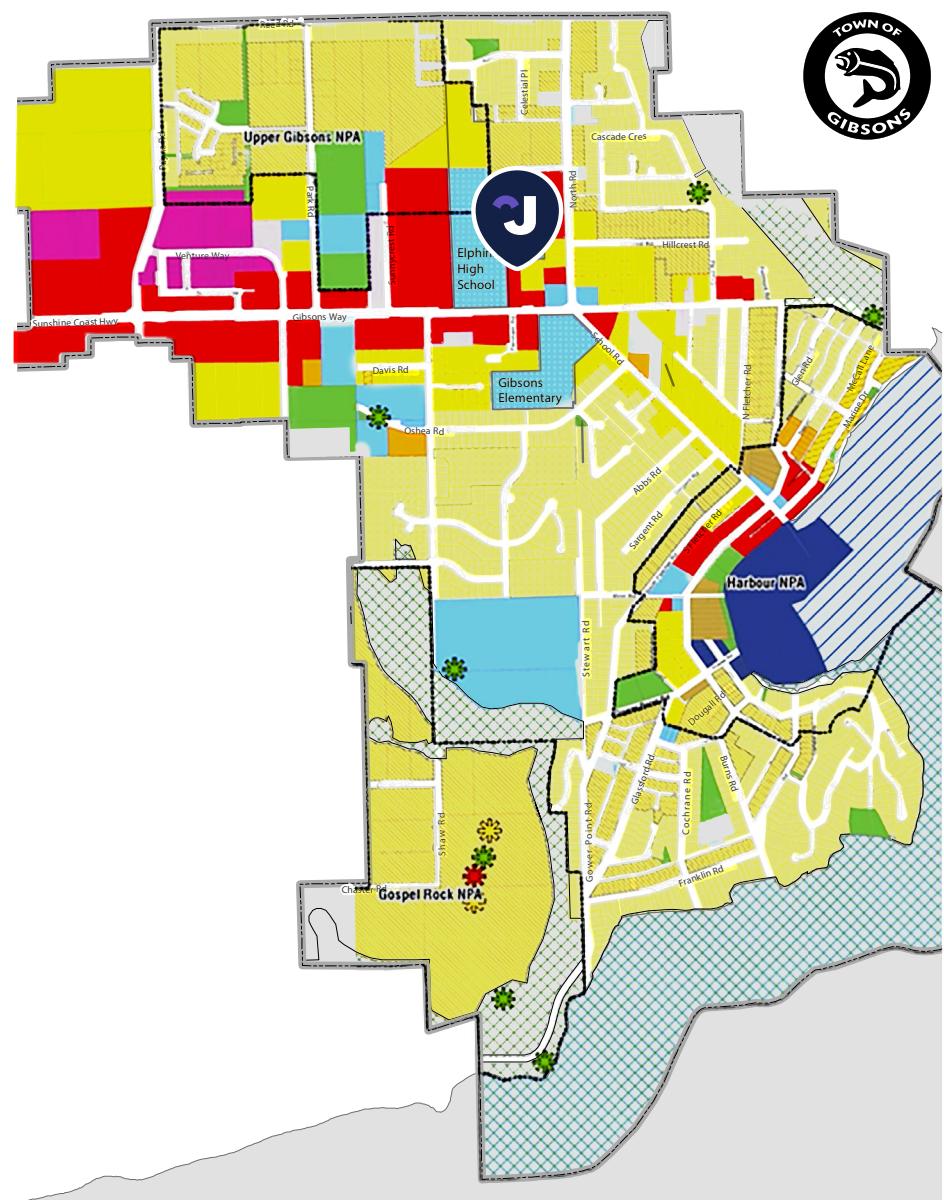


OFFICIAL COMMUNITY PLAN SCHEDULE B – LAND USE PLAN

- Conceptual Park
- Conceptual Commercial
- Conceptual Medium Density Residential
- Neighbourhood Plan Areas
- Town Boundary

LAND USE DESIGNATION

- Marine Recreation
- Commercial Harbour
- Detached Residential
- Low Density Residential 1
- Low Density Residential 2
- Multi-Unit Residential Special Character
- Medium Density Residential
- High Density Residential
- Public/Community Uses
- Schools and Playing Fields
- Residential/Tourist Accommodation
- Mixed-Use Commercial**
- Live/Work
- Service Commercial/Business Centre
- Rural and Agriculture
- Park and Recreation
- Greenbelt / Natural Open Space





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- 1 ARMOURS BEACH MURAL, JAN POYNTER
- 2 DAVID EVANSON, "Breaching Whale"
- 3 GPAG-GIBSONS PUBLIC ART GALLERY
- 4 GEORGE GIBSONS STATUE, JACK HARMON
- 5 SA BOOTHROYD GALLERY

- 9 MOLLY'S LANE / GRAFFITI WALLS
- 10 JANINE DUNN, "The Landing Eye"
- 11 COMMUNITY WELL MOSAIC, MICHAEL SWANEY
- 12 SUNSHINE COAST MUSEUM & ARCHIVES, JAN POYNTER & ANNA HANSON
- 13 GIBSONS ARTS BUILDING, ROTATING CLASSES & EVENTS

- 17 KARIN TAYLOR, "Yoga Bear"
- 18 ALAN SIRULNIKOFF, "Macro"
- 19 CAMBRIA LOGAN, "Forest Bench"
- 20 THE KUBE ART GALLERY
- 21 COASTAL ART GALLERY @ SUNNYCREST MALL

● = ART INSTALLATION
● = GALLERY/VENUE



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