

**Parksville Home Hardware  
Business, Land & Building**  
142 Morison Avenue,  
**AND**  
**Warehouse Storage Unit**  
7-1147 Franklin's Gull Road  
Parksville, BC



## **OFFERED FOR SALE**

**Sale of Shares (Two Corporations)**

**Business with 2 Properties**

**\$3,100,000.00**

This listing is for the sale of shares of two corporations as follows:

1. Tower Brae Holdings Ltd. which operates as **Parksville Home Hardware**. This is a well-established Home Hardware Franchise with a proven record of profits over many years. It is located in the heart of downtown Parksville at 142 Morison Avenue with excellent traffic flows and it is a destination business with many regular customers. Tower Brae Holdings Ltd. is offered for sale at \$650,000 which includes \$350,000 in inventory. The purchase price would be adjusted to reflect actual inventory at the takeover date.
2. Ormiston Holdings Ltd. owns the land and buildings at **142 Morison Avenue** with a 6,997 sq ft retail space, valued at \$2.2M and a warehouse at **Unit 7-1147 Franklin's Gull Road** in the Parksville Industrial Park with 836 sq ft of storage space, valued at \$250,00. This reflects a combined cap rate of 5.71%

### **For more information:**

**Greg Sabo, BA, CPA, CGA**

**Real Estate Professional**

**250-240-1226**

**[gsabo@naicommercial.ca](mailto:gsabo@naicommercial.ca)**



Parksville Home Hardware Franchise - located in the heart of downtown Parksville which provides excellent traffic flow. A destination business with solid base of clientele.

Tower Brae Holdings Ltd. is offered for sale at \$650,000 which includes \$350,000 in inventory (to be adjusted at time of sale)

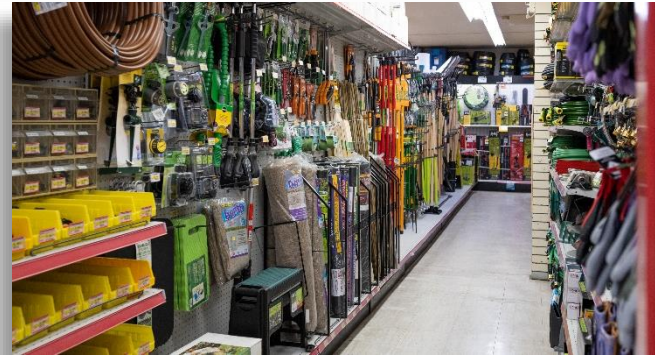


142 MORRISON AVE - PARKSVILLE, BC  
ALL MEASUREMENTS ARE APPROXIMATE. PLEASE VERIFY IF IMPORTANT.

TOTAL AREA: 6,487 SQ FT  
Ceiling Height  
9'10" FT







NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

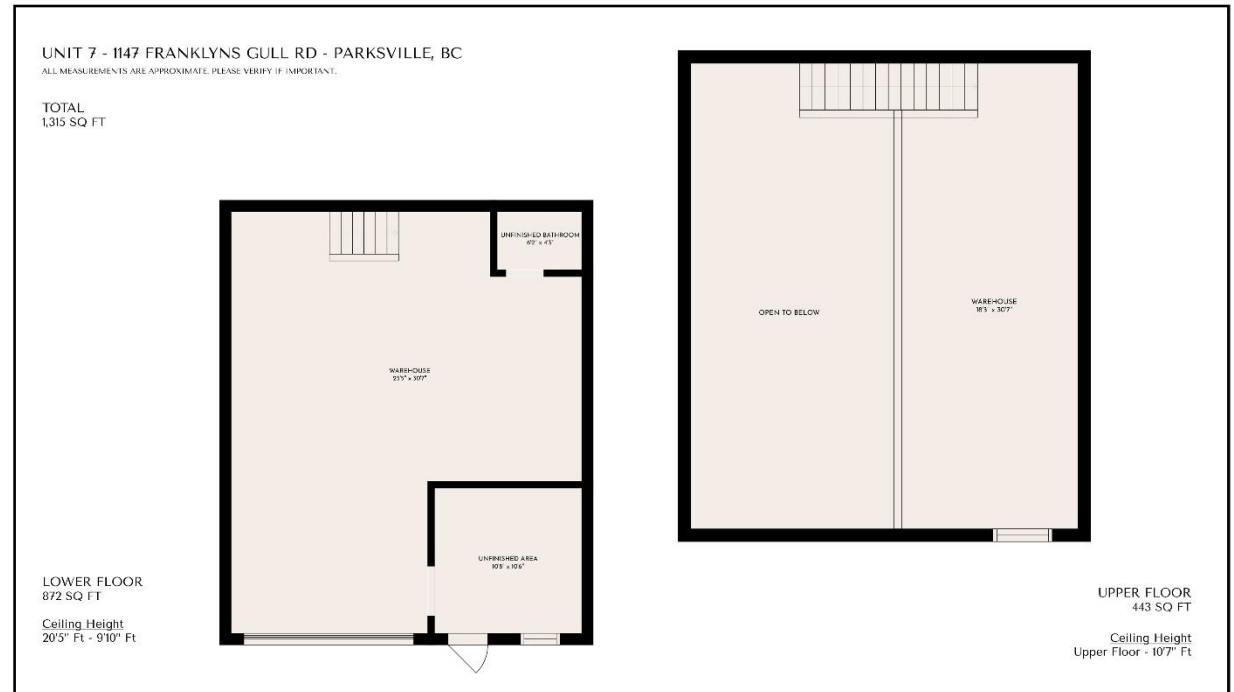
2 - 1551 Estevan Road  
Nanaimo, BC V9S 3Y3  
250.753.5757  
[naivanisle.ca](http://naivanisle.ca)





Ormiston Holdings Ltd includes:

- 142 Morrison Avenue land and buildings (6,997 sq ft of retail space) valued at \$2.2; and
- Unit 7-1147 Franklin's Gull Road warehouse in the Parksville Industrial Park (836 sq ft of storage space) valued at \$250,000
- reflects a combined cap rate of 5.71%







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Sale of Shares (Two Corporations)  
142 Morison Avenue AND  
7-1147 Franklin's Gull Road  
Parksville, BC

**Property Description:**

Address: 142 MORISON AVE, Parksville BC

PID: 007-341-563

Zone Description: DOWNTOWN COMMERCIAL C-3

TAXES (2021): \$15,999.40

142 Morison Avenue



**Property Description:**

Address: 7 – 1147 FRANKLIN'S GULL ROAD, Parksville BC

PID: 027-588-157

Zone Description: INDUSTRIAL I-1

TAXES (2021): \$2,444.91

7-1147 Franklin's Gull Road



# Parksville, B.C & Area

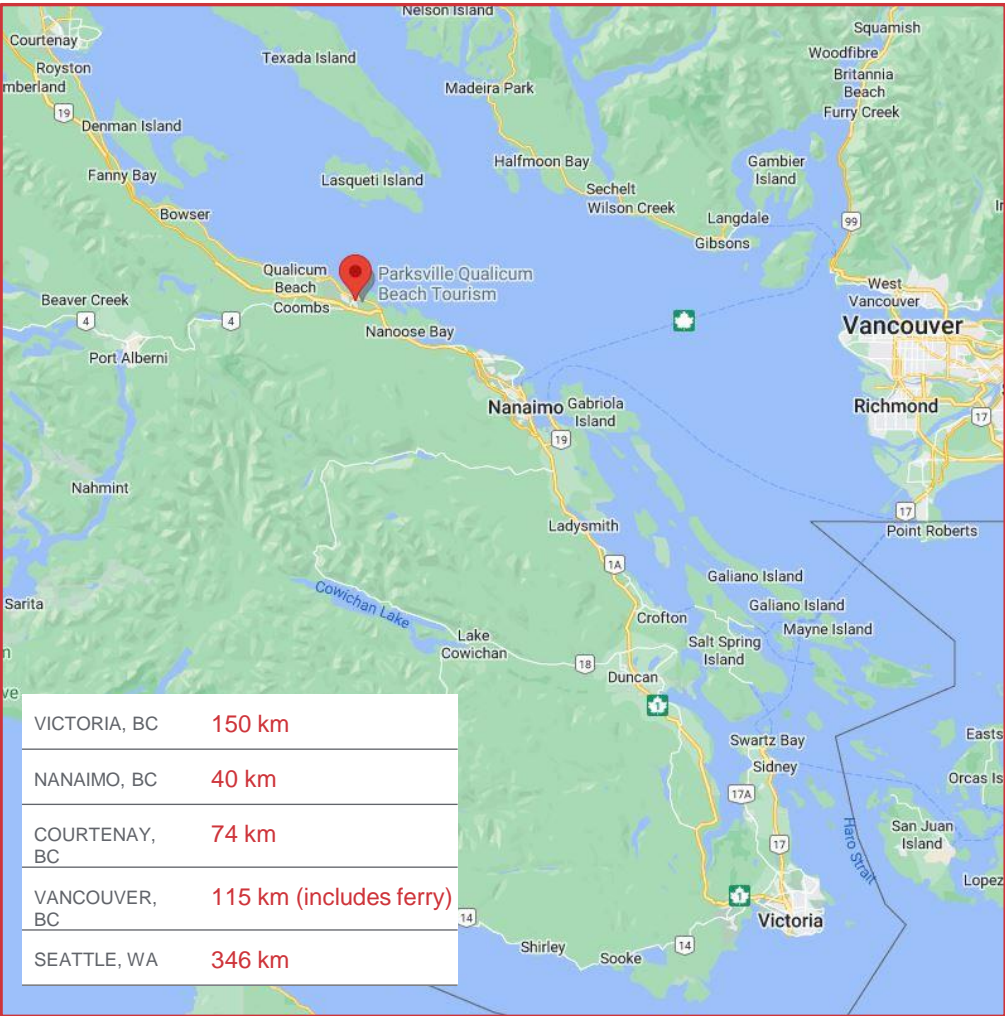
## About Parksville & Area

Parksville's has a population of 13,700 and an annual growth rate of 2.1% (BC Stats). Parksville has a steady economy with the largest occupations in the service industry, the construction industry and business/financial industries.

Parksville has seen a large influx of retirees moving into the area and experiences a large increase in activity during the summer tourism season.

Parksville is ideally located Highway 19A, 37 km (23 mi) northwest of Nanaimo, 48 km (30 mi) east of Port Alberni and 7 km (4 mi) southeast of Qualicum Beach, providing a very large market area.

Parksville Beach (downtown) and Rath Trevor Beach are two of the city's main attractions.



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