



**QUADRA ISLAND
COMMERCIAL/BUSINESS
INVESTMENT OPPORTUNITY
\$1,125,000 Canadian**



**VILLAGE SQUARE SERVICE COMMERCIAL
COMPLEX**

Village Square is an attractive retail/commercial complex that also includes Quadra Station (the only auto fuel sales service for the island). Strategically located this cornerstone location is one of only 3 retail/service facilities on the island.

The gas bar (which also sells propane) and convenience store is currently operated by the owners. The balance of the Village Square complex is tenanted with a variety of service related, retail businesses such as a specialty coffee house, a 'U-Vin' shop, emporium/gift shop, sushi restaurant & outdoor adventure business as well as 4 residential rental units on the upper level.





Also part of the business is a 2-bay coin operated spray wash facility adequate to accommodate over height vehicles.

This is a well maintained and managed property which provides a respectable return on investment with security and historically next to zero vacancy providing consistent revenues. There is also a substantial amount of undeveloped property that could accommodate a variety of future development opportunities for e.g. Mini storage.



The gas bar, lines, pumps, and tanks were all newly installed to the required standards by the owners and Petro Can in 2004. The underground tanks (two 35000 litre tanks – one is partitioned to 15000 & 20000 litres) are all fiberglass with double walled piping. There is tank monitoring for volumes, water and leak detection.

The improvements consist of **8538 sqft** of retail tenants on the ground floor. Upstairs there is an additional **2532 sqft**, which is primarily 4 residential suites (2 of which have been newly renovated) and some storage space. All apartments and lease spaces are on individual hydro meters, as is the carwash and the exterior of the building and grounds lights.





The last addition was completed in 1996 and the remaining existing buildings have been totally upgraded. Roof sections vary in age from 1996 to 2008. The effective age is relatively young due to being well maintained. There is no deferred maintenance.

The site is fully serviced with 3-phase underground hydro, telephone, and cablevision. There is a new 70 ft. drilled well that pumps 2 gallons per minute and water storage system for domestic water. The complex is connected to a private neighbourhood sewer system. In addition there is a septic field for the spray wash. This existing sanitary system will definitely complement any proposed expansion of the property.



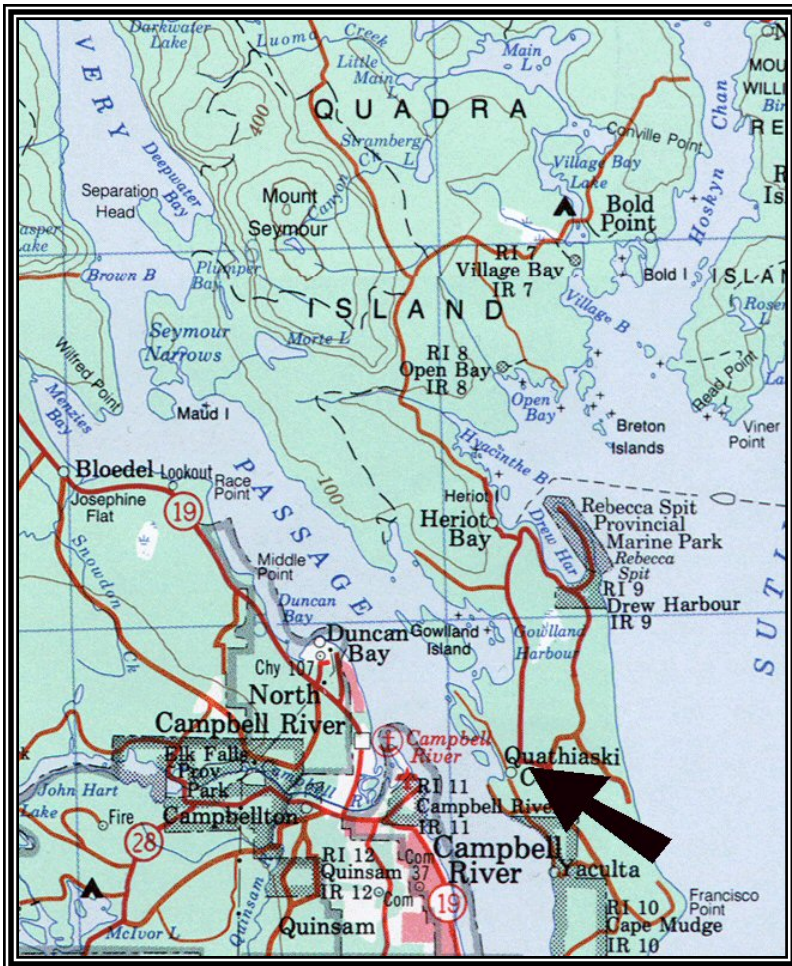
Strategically located; this **1.6-acre** property has approximately **511 feet** of road front exposure, on the corner of Harper Rd. & Heriot Bay Rd. in the Quathiaski Cove commercial neighbourhood of the island. Just one minute from the Quadra Island ferry terminal with scheduled hourly service to Campbell River. Most all traffic traveling to and from the island pass by this location. The mix of services plus the exclusivity of the only auto fuel service on the island attracts business from locals and visitors alike.

The property is zoned C-1 (general commercial) which allows for a large variety of permitted business applications. The property has been substantially developed into a commercial complex with excellent roadside appeal. Extensive decorative landscaping provides both aesthetic appeal and privacy for guests enjoying the outdoor patio. There is ample paved parking, in addition to large gravel parking area and grassed areas at the back of the property, which is all nicely bordered with trees.





The owners have strived over the years to constantly upgrade, improve, and maintain the quality of their premises, business, and tenants and have succeeded in maintaining this successful and profitable investment.



Zoning: C-1
Strathcona Regional District
2009 Taxes: \$10,094.03
Latitude: 50° 02'
Longitude: 125° 12'

BC Oceanfront Team

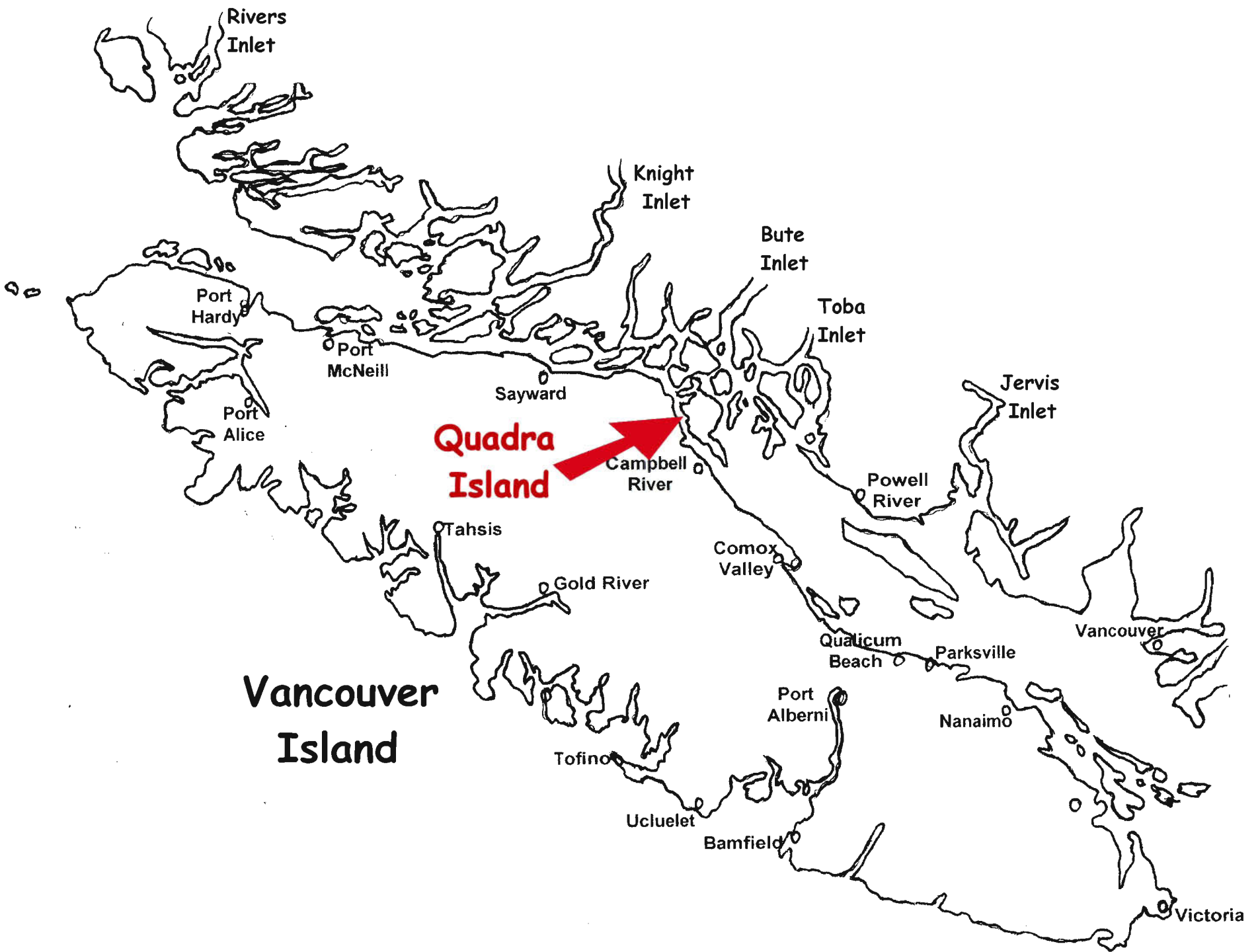
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 Toll Free: 1-800-563-7322
 Office: (250) 287-2000 •
 Fax Line: (250) 287-7090

Best efforts have been made to provide the most current and accurate information from sources believed to be reliable. Buyers should verify any information that is important to them to their sole satisfaction.



Rivers Inlet

Knight Inlet

Bute Inlet

Toba Inlet

Jervis Inlet

Port Hardy

Port McNeill

Sayward

Quadra Island

Campbell River

Powell River

Port Alice

Tahsis

Gold River

Comox Valley

Qualicum Beach

Parksville

Vancouver

Vancouver Island

Tofino

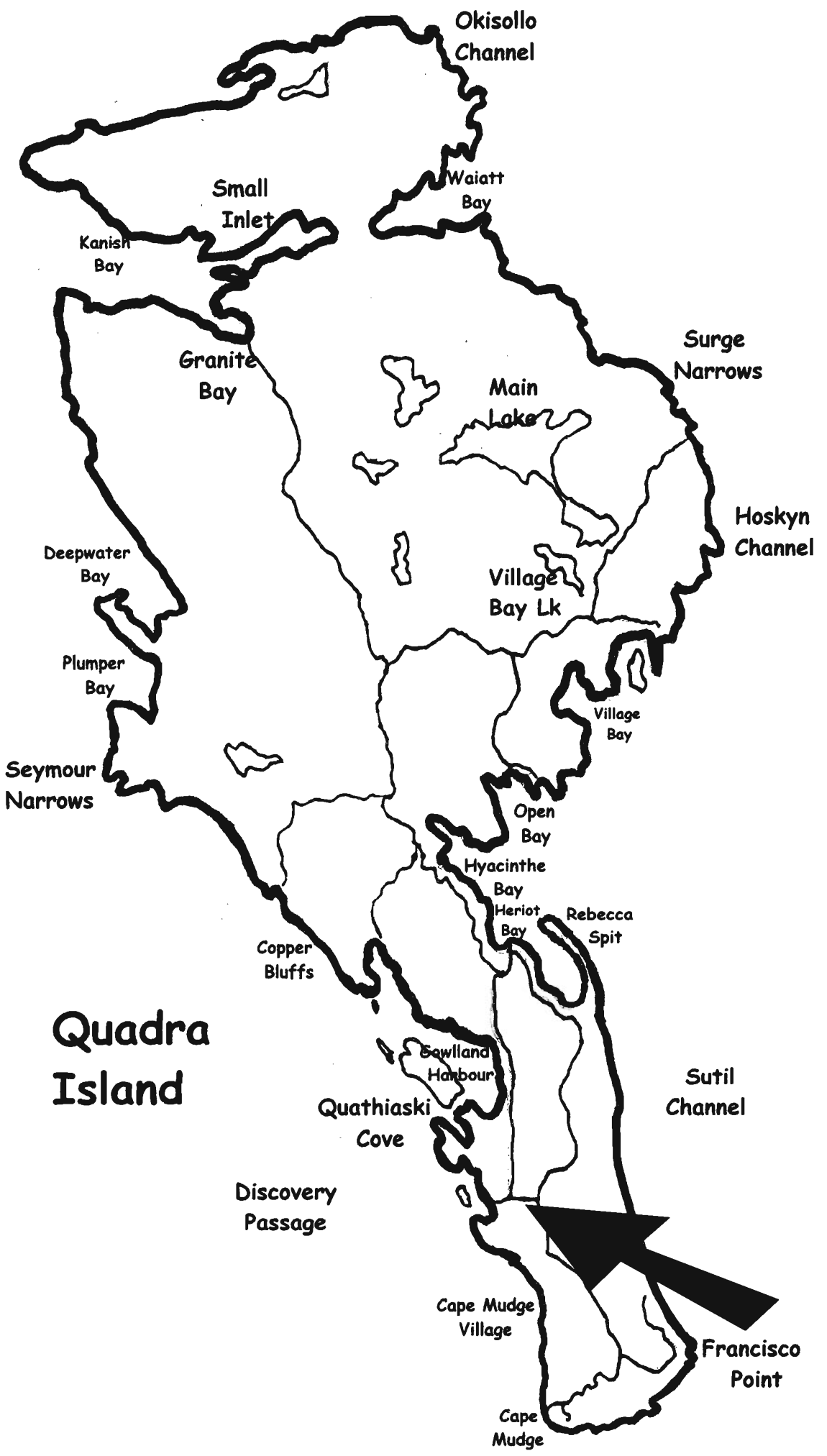
Port Alberni

Nanaimo

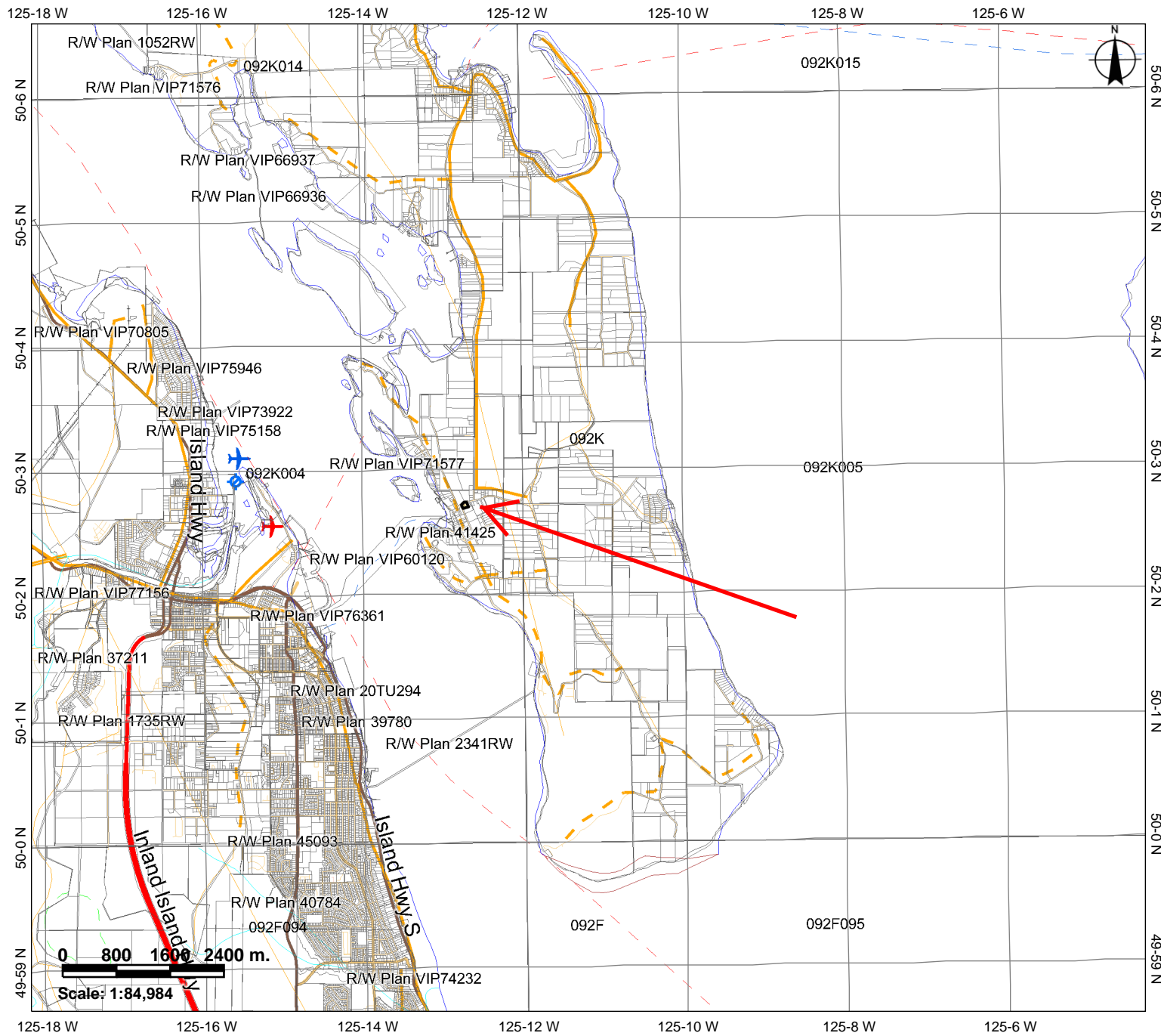
Ucluelet

Bamfield

Victoria



Quadra Island



Online Cadastre Mapping

Legend

- Mapsheet Grid (1:20,000)
- Water - Lakes, Large Rivers, etc. - Colour Themed (1:250,000)
- River or Stream - Definite
- Lake - Definite
- Lake - Indefinite
- Lake - Intermittent
- Lake - Marshy
- Quarry (Water-filled)
- Reservoir - Definite
- Flooded Land - Inundated Indefinite
- Lake - Marshy Indefinite
- Marsh
- Island - Definite
- Water - Lakes, Large Rivers, etc. - Outlined (1:250,000)
- River or Stream - Definite
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- Island - Definite
- Mapsheet Grid (1:250,000)
- Integrated Cadastral Fabric - Outlined
- Land Act Subdivisions - Outlined

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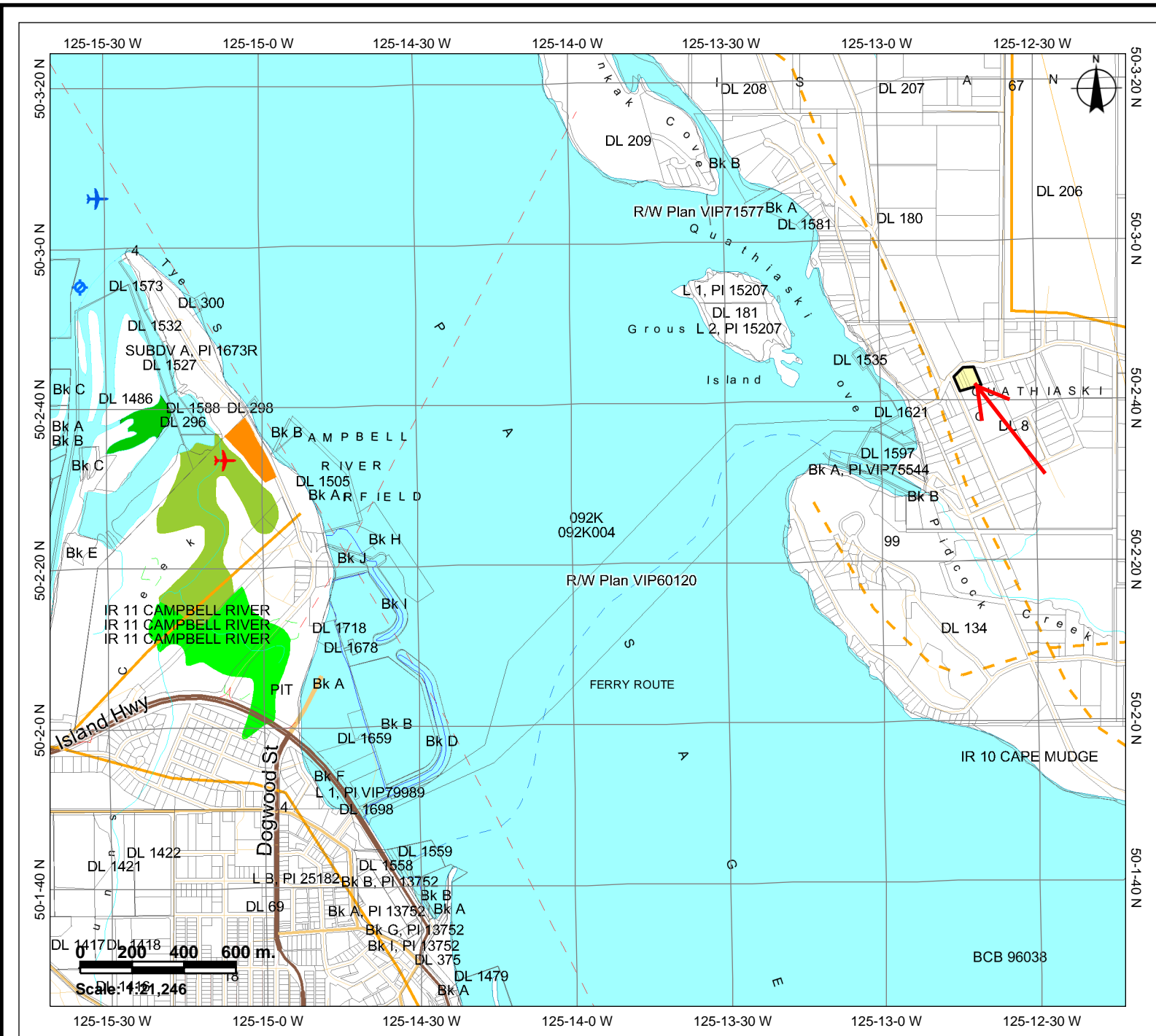
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Datum/Projection: NAD83, Albers Equal Area Conic

Key Map of British Columbia





Online Cadastre Mapping

Legend

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- Water - Tailing Pond**
 - Mine - Tailing Pond
 - Lake - Definite
 - Reservoir - Definite
 - Water - Lake, Reservoir, etc. - Outlined (1:20,000)
- Water - Wetlands - Colour Themed (1:20,000)**
 - Flooded Land - Inundated
 - Marsh
 - Swamp
 - Water - Wetlands - Outlined (1:20,000)
- Water - Ocean - Colour Filled (1:20,000)**
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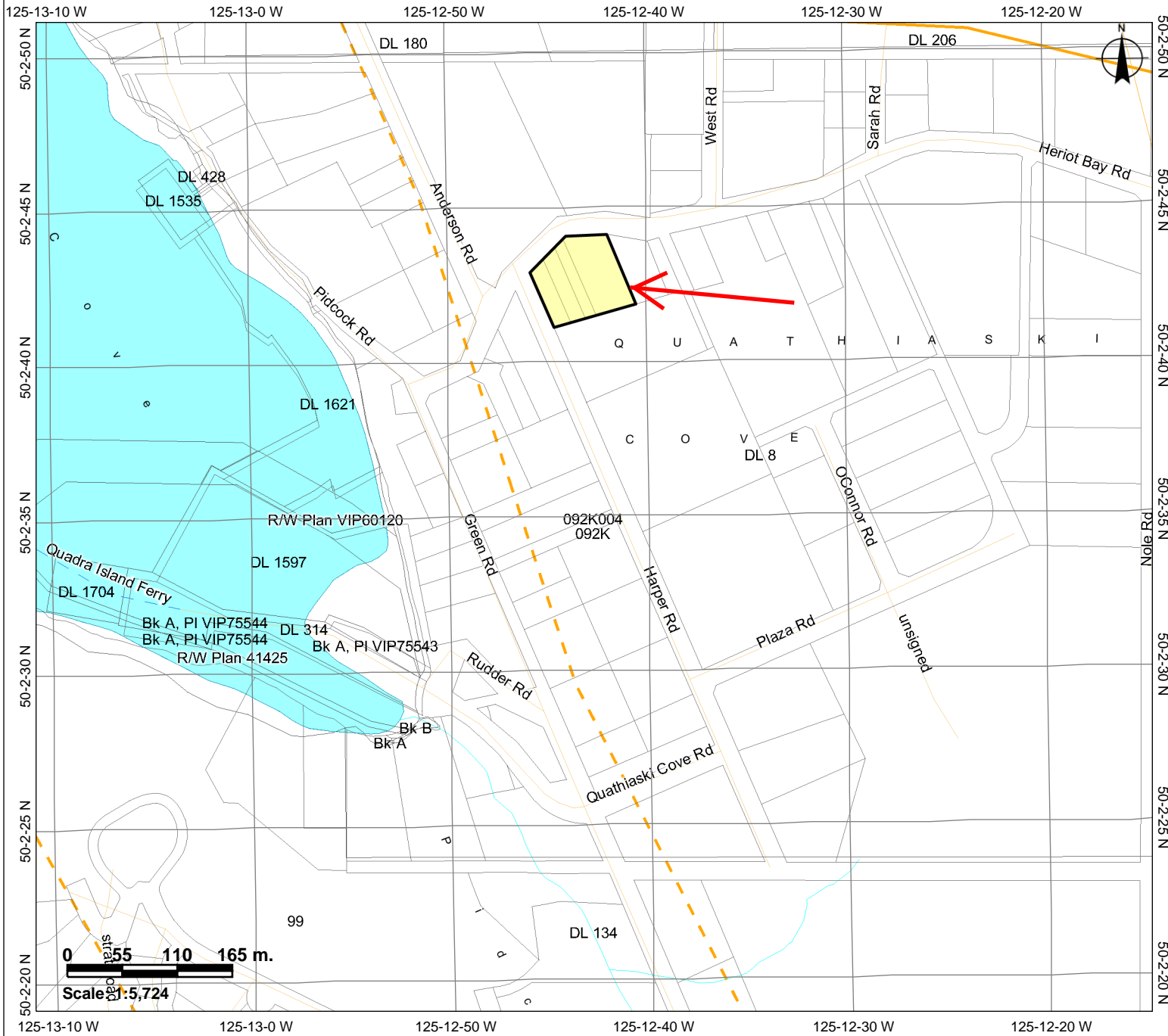
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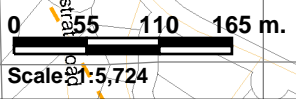
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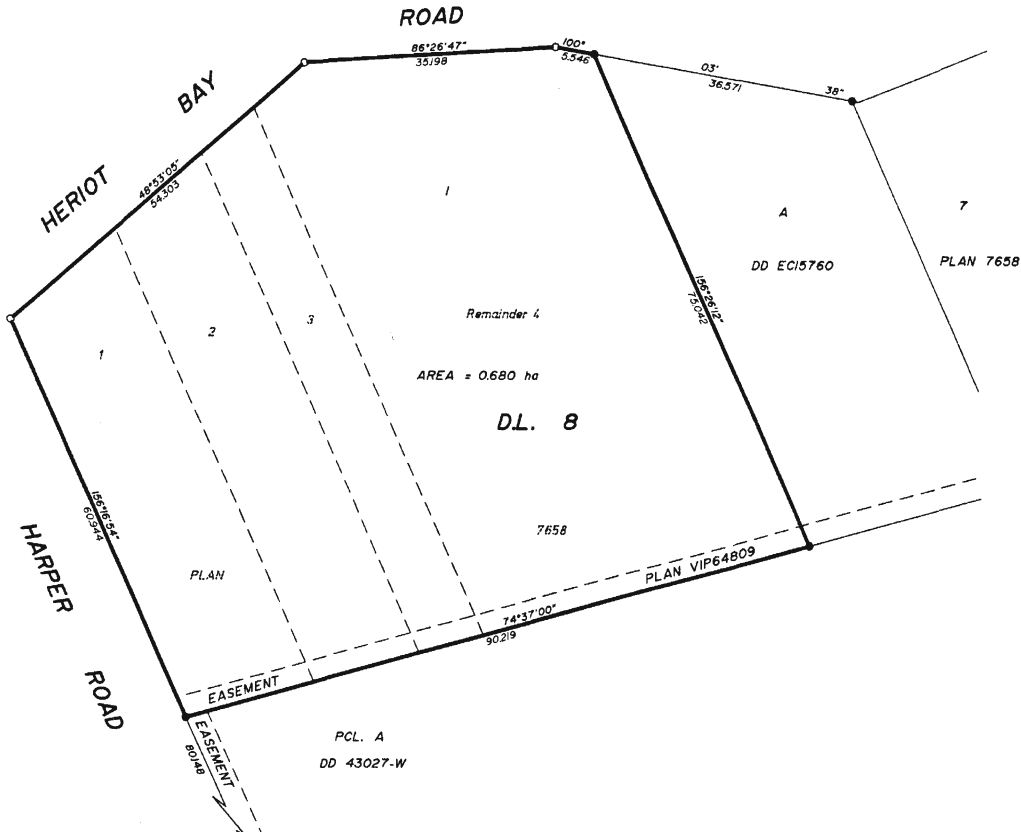
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11.5

COMMERCIAL ONE (C-1)

11.5.1 PERMITTED USES

- a) Restaurants, pubs, coffee shops;
- b) Business and professional offices;
- c) Retail stores;
- d) Bake shop;
- e) Barbershops, beauty salons and similar uses;
- f) Tailors, dressmakers, shoe repair and handicrafts;
- g) Dry-cleaning, laundromats;
- h) Theatres, bowling halls, and entertainment;
- i) Service stations, tire shops and similar uses;
- j) Building supply and retail centres; #1651
- k) Door, sash, cabinets, and similar cabinet making uses and sales;
- l) Single family residential use accessory to the principal commercial use;
- m) Accessory buildings and structures;
- n) Parking lot.

11.5.2 CONDITIONS OF USE

#1651

- a) All permitted uses listed in Section 11.5.1(k), shall be contained entirely within an enclosed building to a maximum floor area of 200.0 square metres (2,152.85 square feet).
- b) More than one (1) commercial building may be located on a lot, subject to all other requirements of this zone and bylaw.

11.5.3 LOT AREA

The minimum lot area in the Commercial One (C-1) zone shall be 2000.0 square metres (0.494 acres).

11.5.4 SETBACKS

Except where otherwise specified in this bylaw:

- 1) Front yard shall be a minimum of 7.5 metres (24.6 feet) from a front lot line;
- 2) Rear yard shall be a minimum of 7.5 metres (24.6 feet) from a rear lot line;

- 3) Side yard shall be required only where the adjacent property is zoned Residential, and shall be a minimum of 4.5 metres (14.76 feet) from the side lot line. Notwithstanding the above, where a separate residential dwelling is placed on a lot, the side yard minimum shall be 1.75 metres (5.74 feet) from the side lot line for that building only.

11.5.4 **LOT COVERAGE**

The maximum coverage of all buildings and structures on a lot shall be 50%.

END - C-1