



Colliers



PRE-NDA BUSINESS SUMMARY

**Storage Operations and
Tenanted Land for Sale**
on the Sunshine Coast

Price:
\$6,390,000

SUNBELT BUSINESS BROKERS PACIFIC INC.

(An Affiliate of the Sunbelt Network and a Sister Company to Pacific Mergers and Acquisitions Inc)

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SALIENT FACTS



This business offers over four acres of real estate with robust improvements and long-term ground lease options. Apart from long-term tenancy, it also derives passive income from 72 self-storage units and a rental duplex. With multiple revenue streams and significant growth potential from storage expansion, the business presents a lucrative opportunity amidst a growing economy.

LOCATION

7408 Highway 101 Powell River, BC

PROPERTY IMPROVEMENT DISTRICT (PID)

010-021-230

SITE DESCRIPTION

Sloping / tiered acreage parcel to the north of Highway 101 with 472.5 ft of frontage and a total size of ±4.46 acres

OFFICIAL COMMUNITY PLAN DESIGNATION

'Mixed Commercial / Light Industrial' as per Bylaw # 465, 2012

IMPROVEMENTS

- 4,825 sq ft. Service Station Building plus Canopy and Gas Bar Area
- 4 Detached Mini-storage Buildings of Varying Sizes with 72 Storage Units
- Ground Lease Areas
- Detached rental dwelling with two suites and yard storage areas

GROSS TAXES

\$24,300

OWNERSHIP INTEREST

Owned and Operated by Vanderkemp Sales and Service Ltd.

SALE STRUCTURE

Share Sale
(Cash Free and Debt Free; 1:1 Current Ratio)

PROJECTED NOI 2024

\$434,508

ASKING PRICE

\$6,390,000

KEY CONSIDERATIONS

01

Long-term Contracts

The business's 5 to 15-year contract lease terms with three trusted tenants facilitate predictable cash flows and efficient financial planning. Moreover, it mitigates risks and minimizes marketing and renewal-related transaction costs.

02

Distinguished Tenants

Prominent anchor tenants' presence in the property elevates the business's brand perception. It also provides a precedence for future partnerships with prominent enterprises.

03

Diverse Revenue Source

In addition to rental income from enduring contracts, the business also benefits from a wide range of recurring sales from storage, residential, and ground rental operations. Multiple sources of revenue encourage stability and mitigate risks by not heavily relying on a single client.

04

Strategic Location

Encompassing zoning regulations and lenient business requirements provide ample flexibility in operations, enhancing profit possibilities. Furthermore, its direct access to Highway 101 offers outstanding accessibility, attracting prospective tenants.

05

Exceptional Scalability

With over 4 acres of real estate, the business presents excellent potential for future expansion. It includes enhanced land utilization and diversification of current rental offerings.

06

Growth Opportunities

The business offers significant growth potential through aggressive marketing strategies involving targeted email marketing and website launch. These may improve the current target audience's booking experience while increasing market reach.



**“
The business’s prime location, expansive rental premises, and secured contracts present an exceptional opportunity for owner–operators seeking a dependable source of passive income with minimal risks and considerable potential for future development.**

WHAT HAPPENS NEXT?

If you wish to pursue your interest, please contact one of our Certified Business Brokers. During this meeting, you will have the opportunity to speak to our team and ask further questions.

1

Step 1

You have just undertaken this Step by reviewing the initial information about the business.

5

Step 5

Submit a conditional, non-binding offer for the business.

2

Step 2

Contact the broker to express your interest and request a Non-Disclosure Agreement (NDA).

6

Step 6

Perform due diligence to verify the accuracy of all relevant business information.

3

Step 3

Sign the NDA to gain access to detailed business information.

7

Step 7

Remove any conditions or subjects from your offer.

4

Step 4

If cleared as a qualified buyer, meet with the owners to discuss the business in more detail.

8

Step 8

Close the deal and take possession of the business.