

Waterfront Restaurant!



6 & 7 Bedwell Hrb. Rd.



Own a Waterfront Restaurant on Pender Island! Awesome opportunity to own & operate a 50 seat restaurant that sits on top of the ocean at Hope Bay, next to the Govt Dock. Approx 1417 sq ft, fully equipped operation with established reputation. Turnkey purchase, including equipment & inventory. Food One Primary License includes Liquor License for outside patio spaces, which adds another 48 seats. License & Leases are transferable, pending approval of Liquor Board & Landlord. Share or Asset purchase negotiable, subject to accountant's approval. Full information package available on request to qualified buyers, including inventory & financials. A one of a kind opportunity in one of the most beautiful locations on Pender Island!



Hope Bay: 250-629-3166
Sidney: 250-656-5062
info@DocksiderRealty.ca

Driftwood: 250-629-3383
Saturna: 250-539-2121
www.DocksiderRealty.ca

Property Details



6 & 7 Bedwell Hrb. Rd.



Year Established:
2016

Bus Type:
Restaurant

Location Features:

- Waterfront
- Ocean Views
- High Traffic Area
- Marine Access

Inclusions:

- Equipment/ Machinery
- Fixtures
- Good Will
- Inventory
- Trade Name



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**6&7 - 4301 Bedwell Harbour Rd
GI Pender Island ~ V0N 2M1**

Remarks

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Listing Summary

MLS®: 386685
Status: Current
SubClass: Business
RE Type: Business
DOM: 3
Taxes: \$1
Trans Type: For Sale
List Price: \$65,000
Addnl Rent:
Orig Price: \$65,000
Sold Price:
Pend Date:
Mth Assmt:

Legal Information

Gulf Islands Rural (764) **Roll:** 8726000
PID/MHR: 009-684-191 **Title:** See Supp
Legal Dsc: Land Dist 16; Sect 19;
Freeform THIS IS A
BUSINESS SALE ONLY. No
land attached. The Assessed
Zone Cls:
1 Asmt: \$1 **2017 Taxes:** \$1

Land Information

Incl Land? No **Lot Size:** 43,560sqft / 1.00ac **Frntage:** **Shape:**
ALR?: **Water:** Other **Waste:** Septic Tank **Prk #:**
Loc Feat: High Traffic Area, Marine Access **Lot Feat:** View: Water, Wfront: Ocean

Building Information

Incl Bldg? No **Bldg Type:** **Lgl NC Use:** No
SqFt: **Pot SqFt:** **Subdividable?:** Not subdividable
Whse Drs: **Ceil Hgt:** **Units/Bldg:** **Units/Proj:**
Mgd By: **Storeys/Bldg:** **Built (est):**
Mth Assmt: **Yr Assmt:** **Hot Water:** Electric
Heating: Gas Fireplace, Space Heater **Cooling:**
Bldg Feat: Awnings, Basement, Control Entry, Deck, Fire Alarm, Floor: Hardwood, Floor: Tile, Handicap Facilities, Kitchen, Public Restroom
Const: Concrete, Concrete Poured, Post & Pad
Ext Feat: Outdoor Lighting, Parking, Sign: Lighted
Ext Fin:

Business Information

Incl Bus?: Yes **Bus Type:** Restaurant/Bar **Inventory:**
Year Est: 2016 **Bus Name:** Philly's Diner Ltd. **Fxd Equip:**
Goodwill:

Revenue & Other Information

Tot Units: Studios **1 Beds:** **2 Beds:** **3 Beds:** **4+ Beds:** **Gross Inc:**
Exst Ls \$/SqFt: **Sale/Lease Tp:** Sale Of Shares **Tot Op Exp:**
Exst Ls Add\$/SqFt: **Ls Term Offrd:** negotiable **Net Income:**
Exst Ls Term: **Inclusions:** Equip/Machinery, Fixtures, Good Will, Inventory, Trade Name(s), See Remarks
Exst Ls Expiry: **Exclusions:**
Services: Cablevision, Electricity, High Spd 'Net: Cable/DSL, Recycling, Telephone, Water
Shrd Amenities:

Photos and Map



Brokerage Fee: 5%

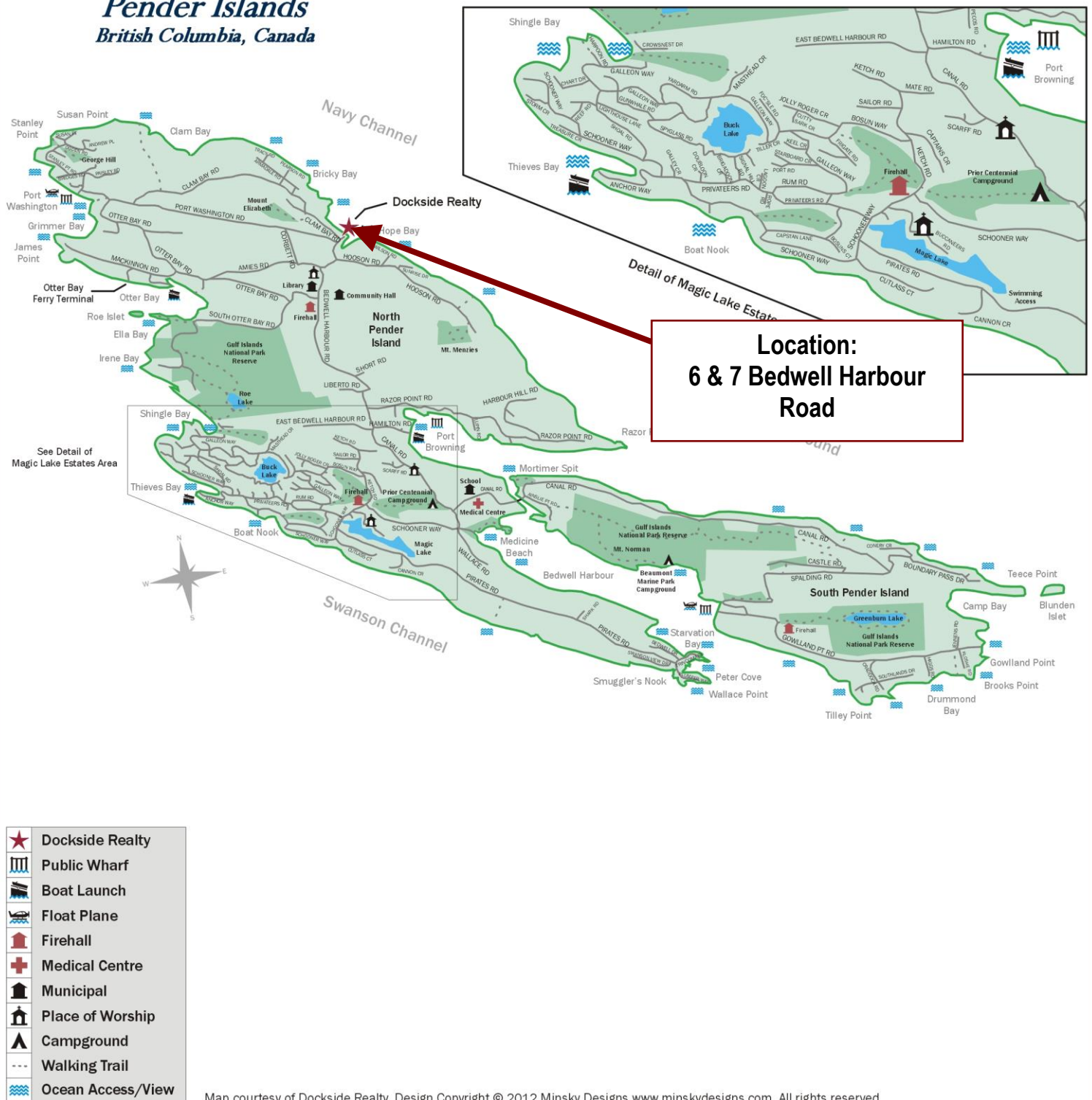
Monday, January 15, 2018

Commercial Client Detail WH & Photos

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and school enrollment is subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. Data © VREB. Software © Tarasoft Corporation.

Pender Islands Map

Pender Islands British Columbia, Canada



DISCLAIMER: While every effort is made to provide reliable information, Dockside Realty Ltd. makes no representations or warranties as to the accuracy of this brochure.

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