

Vanilla Leaf Bakery Cafe!



17-4605 Bedwell Harbour Rd.



Reinvigorated, thriving small batch, 1520 sq ft bakery & café located in the bustling Driftwood Shopping Centre on Pender Island. Newly renovated with contemporary colours & furnishings. Customers say it is the best coffee & espresso on the island! New, elegant display cases showcase sweet & savoury pastry creations, all hand-made on site. The espresso machine has been dialed in to make perfect drinks that will keep your customers coming back for more! The business has rapidly developed a following of local, loyal patrons, who appreciate the daily selections of fresh baked goods, as well as the gluten-free, vegan & vegetarian items that cater to all diets. Staff includes three experienced bakers who are keen to stay on. Owners are also happy to assist with the transition as necessary. Standby generator & propane-powered ovens ensure continued business operation during power outages. Ongoing Meals on Wheels contract provides additional year-round revenue. Location, Location, Location!



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

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

Property Details



17-4605 Bedwell Harbour Rd.



Year Est: 2016

Sale Type: Sale of Shares

Building Type: Mixed Use, Retail

Incl Building? No

Fin SqFt: 1,520

Ceiling Height: 10 ft

Inclusions:

- Equipment & Machinery
- Fixtures
- Good Will
- Inventory
- Leasehold improvements
- Supplies



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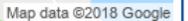
 <p>17 - 4605 Bedwell Harbour Rd GI Pender Island ~ V0N 2M1</p>	Remarks	Listing Summary	
	Reinvigorated, thriving small batch, 1520 sq ft bakery & café located in the bustling Driftwood Shopping Centre on Pender Island. Newly renovated with contemporary colours & furnishings. Customers say it is the best coffee & espresso on the island! New, elegant display cases showcase sweet & savoury pastry creations, all hand-made on site. The espresso machine has been dialed in to make perfect drinks that will keep your customers coming back for more! The business has rapidly developed a following of local, loyal patrons, who appreciate the daily selections of fresh baked goods, as well as the gluten-free, vegan & vegetarian items that cater to all diets. Staff includes three experienced bakers who are keen to stay on. Owners are also happy to assist with the transition as necessary. Standby generator & propane-powered ovens ensure continued business operation	MLS®: 395524 Status: Current SubClass: Business RE Type: Unknown DOM: 4 Taxes:	Trans Type: For Sale List Price: \$125,000 Addnl Rent: Orig Price: \$125,000 Sold Price: Pend Date: Mth Assmt:
		Legal Information	
	Gulf Islands Rural (764) PID/MHR: Legal Dsc: Freeform This is a share purchase for Vanilla Leaf Bakery Cafe Ltd. Sale includes equipment, inventory, Zone Cls: 0 Asmt: \$0	Roll: 0000000 Title: Leasehold 0 Taxes: \$0	

Land Information			
Incl Land? No	Lot Size: 0sqft / 0.00ac	Frntage:	Shape:
ALR?:	Water: Other	Waste: Septic Tank	Prk #:
Loc Feat: High Traffic Area, Loading Bay(s), Marine Access, Road: Paved		Lot Feat: View: Valley, Cleared, Landscaped, Level, Serviced	

Building Information			
Incl Bldg? No	Bldg Type: Mixed Use, Retail	Lgl NC Use: No	
SqFt: 1,520	Pot SqFt:	Subdividable?: Not subdividable	
Whse Drs:	Ceil Hgt: 10	Units/Bldg:	Units/Proj:
Mgd By:	Yr Assmt:	Storeys/Bldg: 1	Built (est):
Mth Assmt		Hot Water: Electric	
Heating: Elec Forced Air		Cooling:	
Bldg Feat: Awnings, Balcony(s), Bike Storage, Display Window, Floor: Mixed, Kitchen, Public Restroom(s), Storage Room, Thermal Window			
Const: Concrete Poured			
Ext Feat: Outdoor Lighting, Parking, Storage Shed			
Ext Fin: Wood Siding			

Business Information			Inventory:
Incl Bus?: Yes	Bus Type: Other		Fxd Equip:
Year Est: 2016	Bus Name: Vanilla Leaf Bakery Cafe Ltd.		Goodwill:

Revenue & Other Information						Gross Inc:
Tot Units:	Studios	1 Beds:	2 Beds:	3 Beds:	4+ Beds:	Tot Op Exp:
Exst Ls \$/SqFt:		Sale/Lease Tp: Sale Of Shares				Net Income:
Exst Ls Add\$/SqFt		Ls Term Offrd:				
Exst Ls Term:		Inclusions: Equip/Machinery, Fixtures, Good Will, Inventory, Leasehold Improves, Supplies, Tr				
Exst Ls Expiry:		Exclusions: See Remarks				
Services:	Electricity, Garbage, Gas, High Spd 'Net: Cable/DSL, High Spd 'Net: Glass Fibre, Telephone, Water					
Shrd Amenities:	Bike Storage					

Photos and Map			
			
Brokerage Fee: 3.5%100K&1.5%B			 

Friday, July 20, 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.



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List Price \$125,000

