

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>	<p>Remarks</p> <p>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</p>	<p>Listing Summary</p> <p>MLS®: 395524 Status: Current SubClass: Business RE Type: Unknown DOM: 4 Taxes:</p> <p>Trans Type: For Sale List Price: \$125,000 Addnl Rent: Orig Price: \$125,000 Sold Price: Pend Date: Mth Assmt:</p> <p>Legal Information</p> <p>Gulf Islands Rural (764) Roll: 0000000 PID/MHR: Title: Leasehold Legal Dsc: Freeform This is a share purchase for Vanilla Leaf Bakery Cafe Ltd. Sale includes equipment, inventory, Zone Cls: 0 Asmt: \$0 0 Taxes: \$0</p>
<p>Land Information</p> <p>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</p>		
<p>Building Information</p> <p>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: Storeys/Bldg: 1 Built (est): Mth Assmt Yr 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</p>		
<p>Business Information</p> <p>Incl Bus?: Yes Bus Type: Other Inventory: Year Est: 2016 Bus Name: Vanilla Leaf Bakery Cafe Ltd. Fxd Equip: Goodwill:</p>		
<p>Revenue & Other Information</p> <p>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: Net Income: 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</p>		
<p>Photos and Map</p> <div>     </div> <p>Brokerage Fee: 3.5%100K&1.5%B</p>		

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

