

FOR SALE



7013

THUNDER BAY STREET
POWELL RIVER



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This offering presents a rare opportunity to acquire a modern, purpose-built neighbourhood property in Powell River that uniquely combines owner-occupied retail, tenanted commercial income, and residential rental revenue within a single asset. The two-storey property, built in 2014 and totaling approximately 12,630 square feet, is well suited to both owner-operators and investors seeking a flexible acquisition structure.

The property is anchored by Pacific Point Market, available on an owner-occupier basis with business assets included, providing immediate operational control within a well-established community location. Complementing the market is a tenanted Serious Coffee drive-thru, delivering stable passive income supported by a recognized regional brand and consistent daily traffic. Additional revenue is generated by five (5) residential rental suites located on the second floor, further diversifying income and enhancing overall investment stability.

With modern construction, efficient design, and low-maintenance ownership characteristics, this asset offers a balanced mix of operational upside and reliable income in a growing coastal community, making 7013 Thunder Bay Street a highly attractive multi-component acquisition for both owner-operators and investors.

THE OPPORTUNITY



SALIENT FACTS

Civic Address

7013 Thunder Bay Street, Powell River, BC

Legal Description

Lot 1, Block D, District Lot 1424, Group 1, New Westminster District, Plan EPP89199

PID

030-793-807

Lot Size

30,246 or 0.69-acres *per BC Assessment*

Zoning

Mixed-Use Commercial/Residential (MX)

CONSTRUCTION TYPE

Foundation Concrete slab

Frame Wood frame

Roof Torch on membrane

Exterior Hardi-board and metal cladding

Windows Double glazed, aluminum framed

Heating Electric baseboard, heat pumps

Flooring Concrete flooring in the market area & wood ceramic tile in the suites

Walls Painted drywall

Ceilings Exposed ceilings in the market and painted drywall in the suites

Lighting Standard commercial & residential grade

BUILDING DESCRIPTION

Year Built

2016

Number of Storeys

Two (2)

Gross Area

Commercial 6,315 SF

Pacific Point Market 5,315 SF

Serious Coffee 1,000 SF

Residential 6,315 SF

Three (3) 2-bedroom suites SF

Two (2) 3-bedroom suites SF

TOTAL AREA 12,630 SF



COMMERCIAL & RESIDENTIAL TENANCIES



● Residential Suites

The second floor features five suites, each accessible from the parking area via an exterior walkway. Each suite includes two (2) or three (3) bedrooms, a full bathroom, and an open kitchen and dining area. All suites have a balcony with ocean views.

These units are currently rented on a short term / month-to-month basis, offering flexible rental arrangements.

● Coffee Unit

The Serious Coffee Shop opens directly to the market and features a service counter and a drive-through window. The space includes a storage room, one (1) two-piece staff washroom, and one (1) two-piece public washroom. A covered patio provides space for outdoor seating.

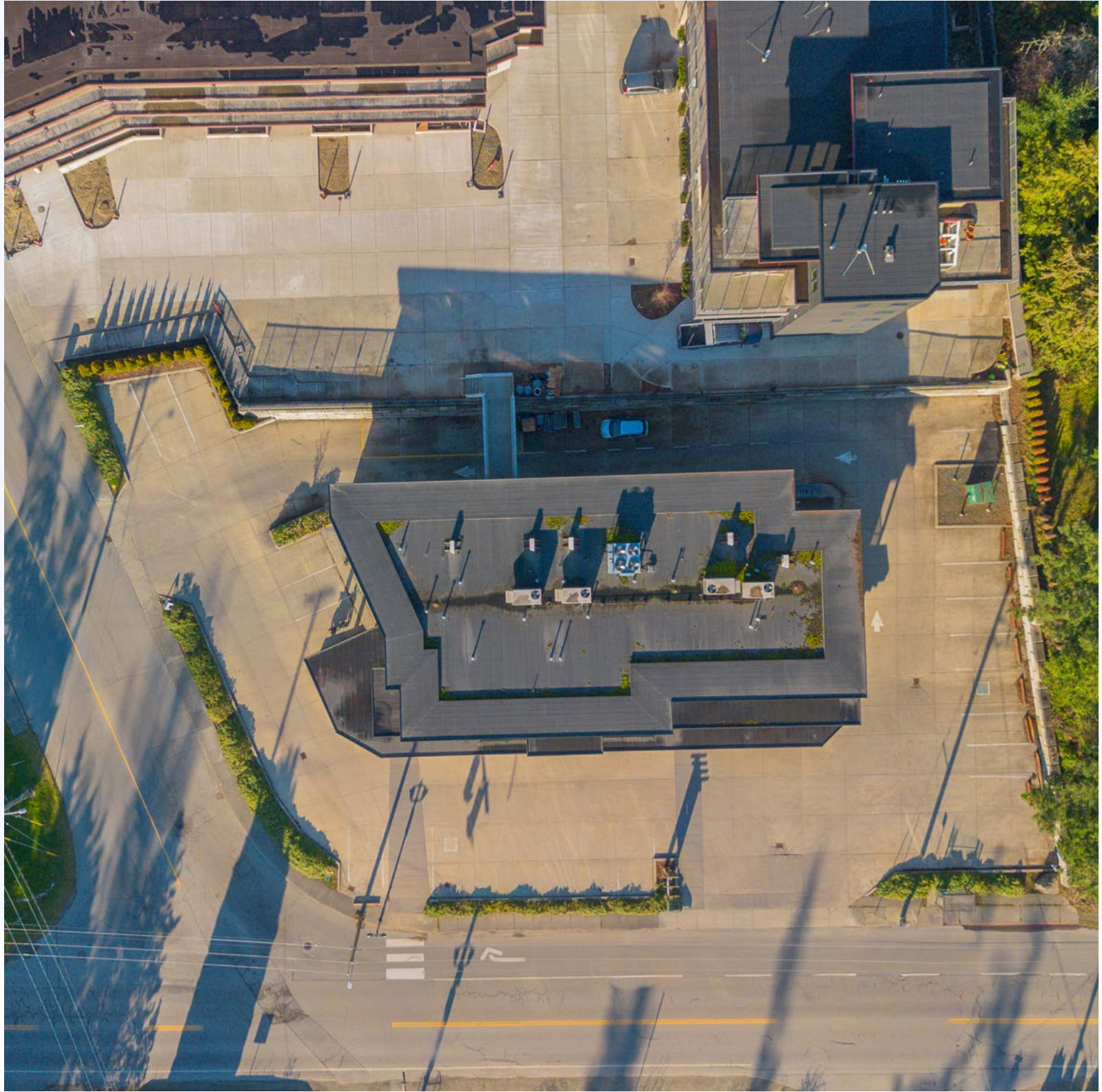
This space is currently tenant-occupied, making it an ideal investment opportunity as part of the sale.

● Grocery Unit

The space features street-level access with automatic entry and exit doors, as well as a single entry through the coffee shop. The market area is open, with exposed ceilings and smooth concrete flooring. Aisles are lined with display shelving, and refrigerators and freezers are positioned along the walls. The store includes two (2) cashier stations and a deli section. At the rear, there is a storage area with a loading bay and cooler.

This is an excellent owner-occupier opportunity, with equipment assets included in the sale.

EXTERIOR GALLERY



INTERIOR GALLERY






LOCATION HIGHLIGHTS

Powell River, on the northern Sunshine Coast of British Columbia, is home to approximately 13,943 residents. The city offers stunning oceanfront views, a moderate year-round climate, and a wide range of recreational and cultural opportunities. It is easily accessible by BC Ferries from Comox or via two ferries from Vancouver, as well as by air through Powell River Airport.

MARKET DEMOGRAPHICS

(10km Radius)

 **17.8K**
Population

 **\$99.9K**
Average HH Income

 **52.8**
Average Age

Source: Environics

PROPERTY HIGHLIGHTS

7013 Thunder Bay Street is perfectly positioned in the heart of Powell River, offering exceptional visibility and connectivity. The property benefits from street-level access and a high-traffic intersection, making it ideal for retail, market, or mixed-use operations.

With its combination of central location, exposure, and nearby residential and commercial activity, this property is not only convenient but also a strategic investment opportunity, whether for owner-occupiers or income-generating tenants.

PURCHASE PRICE - **REDUCED**

~~\$7,600,000~~ \$6,990,000

Offering Process

Prospective purchasers are invited to submit offers to purchase the property through Colliers for consideration by the vendor on a first-come, first-serve basis. To receive access to Colliers virtual data room, please submit a completed confidentiality agreement and disclosure documents to Brad Archibald, Ben Wedge or Sterling Clerx.



Please Contact

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