

2 & 5 - 1025 LEE ROAD, PARKSVILLE
RETAIL/OFFICE SPACE AND NEW DEVELOPMENT

**FOR
LEASE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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2 & 5 1025 LEE ROAD PARKSVILLE

Retail spaces available with mesmerizing ocean views.

- + Fully equipped kitchen - sufficient for banquets
- + 297 seats including patio
- + Active and busy Federal Harbour adjacent to the site



Tenant Improvement Allowance and/or
Free Rent is negotiable for a Qualified Tenant.



LEASE DEAL

The Landlord is negotiable regarding the lease deal structure and would offer a qualified Tenant either free rent, tenant improvement allowance or a combination of both. Otherwise, the restaurant is turnkey as well.

This property has recently changed ownership and is undergoing major renovations and upgrades. Further to that, development will be occurring throughout the ten acres of land situated on this parcel. The property currently is operating numerous facets of businesses including vacation rentals that are fully occupied, a new barbershop, a whale watching adventure tour business and a marine lab. The development will be adding more retail and amenities soon as well which makes this an amazing opportunity to obtain occupancy at the beginning of this developments progression.

Please inquire with Santanna to obtain further information.





UNIT 2: FULLY – EQUIPPED OCEANFRONT RESTAURANT SPACE

This restaurant space has one of the best views in town. The space comes equipped with an existing kitchen that is about 1,500 SF alone and has a dining area and lounge. The restaurant lends itself well to large buffets, corporate events, and special events. The floorplan consists of high open ceilings and ocean views overlooking the French Creek Harbour with seating (including patio) for up to 297 guests. The patio overlooks the marina as well.

Equipment and furnishings are negotiable. Tenant Improvement Allowance and Free Rent negotiable for Qualified Tenant.

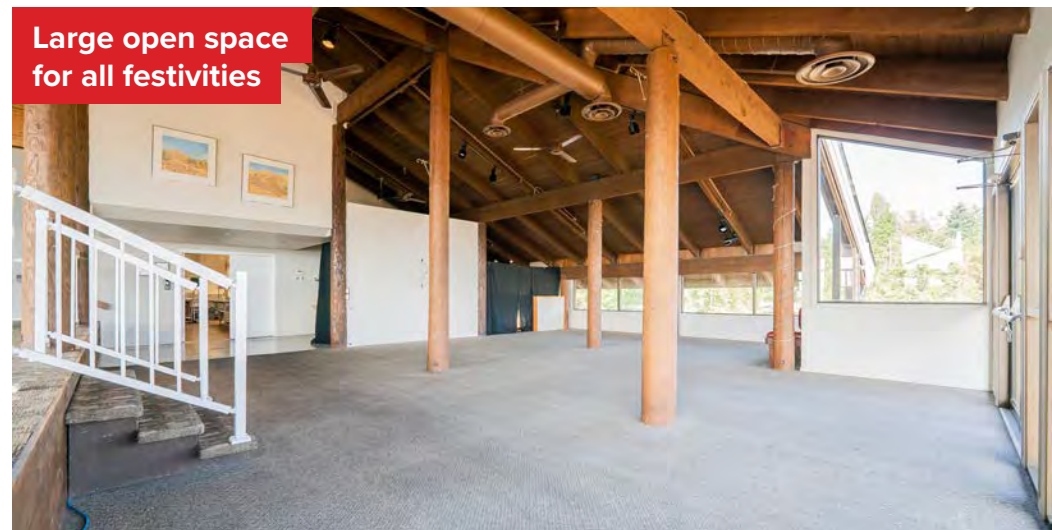
SIZE	ZONING	PARKING	BASIC RENT	ADD. RENT
± 4,752 SQFT	CM6	100+ stalls	\$21.00/FT	\$5.38/FT



Fully Equipped Kitchen Capable of hosting buffets, corporate events, and special events



Restaurant Patio Overlooking French Creek Harbour



Large open space for all festivities



UNIT 5: EXISTING OFFICE/RETAIL SPACE

The property includes an end cap unit which was used as a convenience store for 25+ years serving the harbour, community and Lasqueti residents. Office and retail spaces are available with most of them consisting of ocean views. An abundance of parking is available for customers and employees with an option to designate exclusive stalls. Tenant Improvement Allowance and/or Free Rent is negotiable for a Qualified Tenant.

SIZE	ZONING	PARKING	BASIC RENT	ADD. RENT
± 694 – 3,000 SF +	CM6	100+ stalls	\$14/FT – \$20/FT	\$5.38/FT

NEW DEVELOPMENT

Future retail space opportunities.

PAD SITE
Corner of Lee Rd &
Island Hwy

**ENDCAP/INLINE
NEW STRIP**
Along Lee Rd

Located on the corner of Lee Road and the Island Highway, the owner will be developing additional retail. The traffic intersection is lighted with ample exposure and visibility. Situated between Qualicum and Parksville lends itself as a great community hub for commuters and those in surrounding neighbourhoods.

The owners of this property are currently under consultation with the RDN and the community to determine the best future uses but with CM6 Zoning and a French Creek Mixed Use designation within the OCP, the property is conducive to many uses over approx 10 acres.





BARBERSHOP, A WHALE WATCHING ADVENTURE TOUR BUSINESS, AND A MARINE LAB



SUBJECT PROPERTY

DEVELOPMENT SITE



FRENCH CREEK FERRY TERMINAL

FRENCH CREEK SEAFOOD

I CHARTER

COMMERCIAL 6 – CM6 PERMITTED USES:

- a) Hotel
- b) Resort Condominium Development
- c) Neighbourhood Pub
- d) Office
- e) Personal Service Use
- f) Public Assembly Use
- g) Recreation Facility
- h) Residential Use
- i) Restaurant
- j) Retail Store

FRENCH CREEK MIXED USE OCP

This Plan envisions that the French Creek Harbour will continue to be the focal point of the community of French Creek. The lands surrounding the French Creek Harbour contain a variety of historic complimentary land uses including single residential, commercial, multi-residential, and institutional, which when combined provide an opportunity for a limited amount of local services within a reasonable walking distance to serve the needs of the Community. The mixed use area supported by this Plan builds upon the existing commercial zoning by recognizing the existing development and supporting a mix of commercial and residential uses in close proximity to French Creek Harbour.

LOCATION

This unique listing offers both leasing opportunities in the French Creek area with optimal oceanfront Property and access directly off the Island Highway. The area is between the growing communities of Qualicum Beach and Parksville and is the hub for the French Creek Harbour which is home to the commercial fisherman, a fresh fish market, whale and ocean tour

adventures, a local boat launch, sport fishing, Canadian Coast Guards, and the ferry that goes to Lasqueti Island. The community stays busy year-round as new developments are proceeding immediately around the area with the pressing need for housing growing. French Creek is located between Parksville and Qualicum Beach on Highway 19A.



NANAIMO > 40 MIN DRIVE ^

DOWNTOWN VICTORIA > 2.1 HR DRIVE >

SUBJECT PROPERTY

STRATHCONA PROVINCIAL PARK > 2 HR DRIVE v



FOR MORE INFORMATION CONTACT

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