

ACTIVE
C8059069
Board: V
Business

414H 5000 CANOE PASS WAY

Tsawwassen
Tsawwassen North
V4M 4G8

\$2,200,000 (LP)
(SP)
(LR sq. ft. p/a)



414 - 5000 Canoe Pass Wy, Delta, BC V4M 4G8, Classic Designs Home Accessory Business located at Tsawwassen Mills Mall. Comprising two 2500 square feet store fronts and two 5000 square feet warehouses, the establishment boasts robust annual gross sales of \$800K, yielding a substantial net income exceeding \$100K annually. With a favourable rental agreement and manageable monthly wages of \$10K, this turnkey enterprise is ideally suited for a family owner/operator seeking a profitable venture. The retiring owner, with 40 years of stewardship, offers the entirety of inventory, including racks and display cases, valued at \$2M wholesale and \$5M retail, as part of the package. Positioned adjacent to prominent retailers such as Winners and Marshalls, the property holds immense potential for expansion, particularly through online platforms like Amazon or eBay—an avenue preliminary explored by the current proprietor through limited engagement with Facebook Marketplace. Landlord open to flexible lease options.

P.I.D.: 800-168-846

Property Type: Business, Retail

Zoning/Land Use: M-MARINE

Land Sz SF/Acres: / 0.00

Brochure:

Prop. Tax/Year: \$0.00 / 2024

Width / Depth: /

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Property Details

Seller's Interest: Other

Interest In Land: Leasehold

Environmental Assessment Phase: No

Occupancy: Tenant

Seller's Rights Reserved:

Amenities: Air Conditioning, Alarm System, Secured Building, Storefront, Visitor Parking

Site Services: Cable, Electricity, Fiber Optics at Lot Line, Hi Spd Internet at LotLine, Natural Gas, Telephone

Restrictions: See Remarks

General Building Details

Subj. Space SqFt: 5,000

Width / Depth: /

Year Built:

Complex Name:

of Buildings:

of Storeys:

of Loading Doors:

of Grade Doors:

Parking Spaces:

of Elevators:

Roof: Torch On

HVAC: Central A/C, Heat Pump

Building Type: Strip Mall

Construction Type: Concrete

Office Area Sq Ft:

Mezzanine Area Sq Ft:

Retail Area Sq Ft:

Other Area Sq Ft:

Warehouse Area Sq Ft:

Lease Details

Leased Rate Sq. Foot:

Lease Op Cost SqFt:

Lease SubLease: No

Leased Size Sq. Foot:

Additional Rent/SF:

Tot. Spce Avail for Lse: 5,000

Lease Type: Gross

Lease Term (Months): 36

Subj. Unit Cont. Spce:

Lease Expiry Date:

Firm: RE/MAX Crest Realty





Salish Sea Drive

Canoe Pass Way

52nd Street

4

5

6

3

2

1

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WINNERS
Ardene
Fly O Land Bouncy Castle
Lindt Outlet
Marshalls
Classic Designs
Yogen Fruz
Danier
H&M
Pastime Sports
CellNext
Lee's Donuts
Togo Sushi
SportChex
Under Armour Factory House
Nike
DSW
Bass Pro Shops
CoCo Fresh Tea
Cellicon
Michael Kors
Sheer Room
TOMMY HILFIDER
FOOD Hula Poke
OFF 514

Classic Designs

Floor 1 | **Open**

Home Furnishing & Decor | Accepts TM Gift Card

[Directions](#)

From the young couple picking out basics for their first home, to the new reti...more

[604.382.0102](tel:604.382.0102)



Open Closes 9 p.m.

Sea Drive

4

2

3

T

RESTAUR
RC

milestones
Pizza

WINNERS

WINNERS

Classic Designs

Marshalls

OLD NAVY

Claire's

Soft Moc

Melanie Lyne

Michael

Ardene

Miniso

Coach Outlet

Sheer Room

Fly O'Land Bouncy Castle

After Five

TOMMY HILFINGER

Xpress Engraver

ISPA Lounge

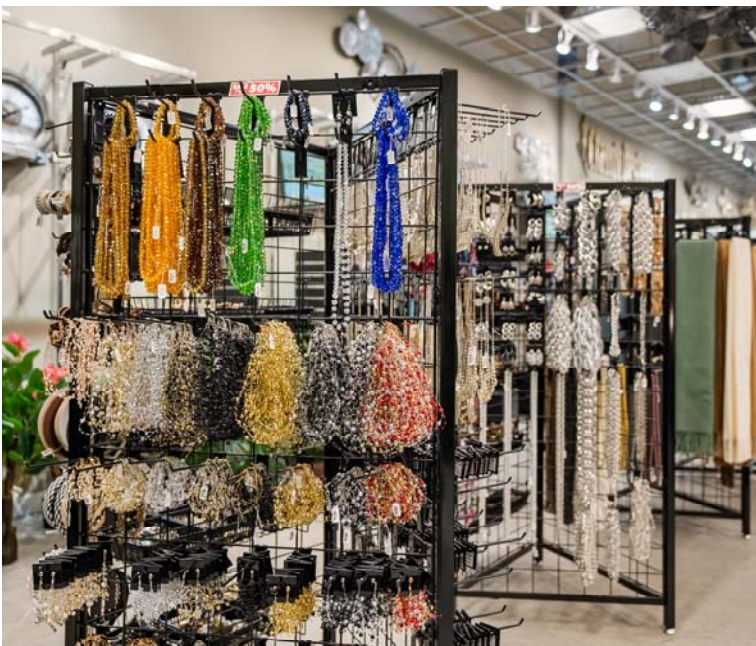
Mind Games

OFF 5TH

Lindt Outlet

Ecco

RESTAUR
RC





604.671.7000

BC Condos & Homes Team

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Les Twarog

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14147 24th Ave (White Rock)

New to market, 4,368 s/f Mansion
Built by European Builder on 1 Acre Lot

\$5,700,000



2640 W 50th Ave (Kerrisdale)

6,200 sf Cape Cod house on a 20,000 s/f lot.
Ideal family living with private landscapling.

\$9,800,000



1491 W 26th Ave (Shaughnessy)

5,800SF house on a 8,800 s/f lot
Custom built home for luxurious lifestyle

\$5,500,000



506 - 1678 Pullman Porter St (False Creek)

1203sf NE corner suite with 2 Beds 2 Baths.
False Creek Views | Urban luxury living.

\$1,999,000



3412 155 St (South Surrey)

6000 s/f Executive residence w/ hand crafted millwork,
luxurious 5 bed, 6 bath. Spacious outdoor are fully fenced.

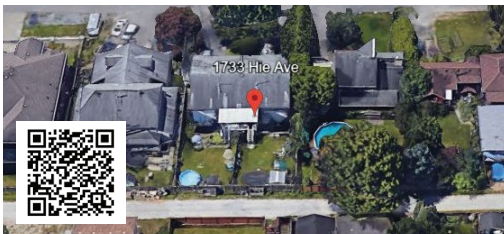
\$3,780,000



2057 Cornerstone Dr. (Kelowna)

8000 s/f lot, 3600 s/f home perched on a hilltop with
stunning views of Okanagan & Shannon Lake. MUST SEE!

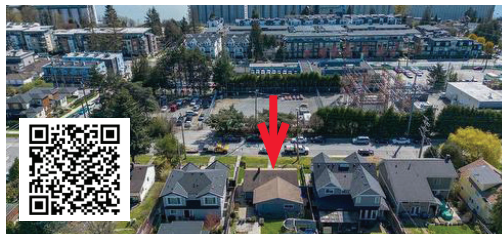
\$1,490,000



1733 Hie Ave (Coquitlam)

Possible Land Assembly – Zone Block A RM3 & RM2 Designated
for medium density | Originally 3 - 4 suites with 4 kitchens.

\$2,200,000



472 E 4th (North Vancouver)

Potential Subdivision Opportunity (6-Plex or 2 detached homes)
Re-zoning application is approved | \$5600/mo rental income.

\$2,500,000



5770 - 5790 Granville (2 Lots)

Land Assembly - 2 Lots | Each 8,500 s/f Totalling
17,000 s/f | 2.4 FSR Purpose Built Rental

\$8,200,000



DL5418 Pemberton (Mount Currie)

55-acre off-grid Land. 25miles South of Whistler.
Campground possible w/ permit. A sanctuary of privacy.

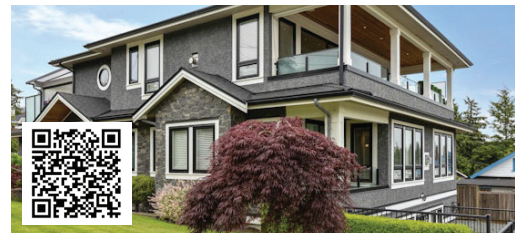
\$1,200,000



Classic Designs (Tsawwassen Mills)

Home accessory business,
\$2M Inventory, Sales \$800K/yr

\$2,200,000



932 Ash St (South Surrey)

Fully Reno 4900SF home w/ beautiful ocean/mountain views | Award
winning kitchen, Savant Pro control sound system | Airbnb License.

\$3,328,000