

FOR SALE

High Yield Retail Investment Property

4842 Hamilton Road, Lac La Hache, BC



For further information please contact:

Stuart Wright | 604.736.5611 | swright@macrealty.com

Macdonald Commercial Real Estate Services Ltd.

#301 – 1770 West 7th Ave, Vancouver, BC V6J 4Y6

T 604.736.5611 | F 604.736.7976 | www.macdonaldcommercial.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.



Municipal Address

4842 Hamilton Road, Lac La Hache, British Columbia, V0K 1T0

The Property

Within the 0.61 acres sits approximately 6,000 SF of buildings, known as Red Crowe Cafe.

Offering

The opportunity to purchase a small lakefront strip mall investment known as 'Red Crowe Cafe', which incorporates a cafe / bar, Pizza Take Out, Fresh Food Market and a Greenhouse Garden Centre.

The owner of the property runs all business operations is looking to secure a sale / leaseback of 100% of the property for a minimum of five (5) years at \$35,000 per annum on a Net income basis (NNN), and continue the operation of their businesses. The property services the entire community of Lac La Hache, located directly next door to a gas station, deeming this property a necessity for area.

Location

Lac La Hache is located in the Central Interior of British Columbia. The subject property is situated just off the Highway #97 with a view of Lac La Hache. It lies 480km north of Vancouver, 305km south of Prince George and just 26km north of 100 Mile House in the Cariboo Region of BC.

Lac La Hache is a small retirement and recreational community that is nestled on the edge of the lake that boasts 18km of shoreline.

Features

- Lake View
- Cafe / Bar
- Pizza Take Out
- Garden Centre
- Fresh Food Market
- Direct access to Hwy #97

Zoning

C-5 Community Commercial

Legal Descriptions

Lot A Plan 5820 Except Plan KA52790 DL 5

PID

003-048-730

Built

Circa 1991 with a 2,000 SF addition in 2007

Site Size

6,000 sq ft on 0.61 acre site

Parking

20 reserved stalls

Property Tax

\$3,614.72 (2016)

Net Operating Income (NOI)

\$35,000

CAP Rate (Yield)

7.00 %

Price

\$500,000

