

Okanagan Mainline Real Estate Board

Public Report - Business Opportunities

Listing

Price: \$199,999.
 List Date: 05/06/03
 Candl Type: Business Opportunity
 Status: Active
 Activation Date: 05/14/03
 LastMod: 08/07/03

Description

Business Name: Sven Sandberg
 Jewellery
 Business Type: Retail Misc.
 Franchise: No
 Classification:
 Predominate Use: Retail
 On-Site Parking: Yes
 Reserved Parking: No
 Info Package Avail: Yes
 Invest Analysis: No
 Fin Stmt Avail From: Sellers Accountant
 Loading: At Grade
 Loading Desc:
 Number of Docks:

Business Info

Man Open Hours: No
 Usage by Occupant: Conforming Use
 Annual Base Rent: \$10,714.
 Est Addit Annual Rent: \$0.
 Lease Expiry Date: 05/31/07
 Option to Renew: Yes
 Est Value of Equip: \$60,000.
 Inventory Included: Yes
 Est Value of Inv: \$100,000.

Listing Number: 9104159



Address: 140 1310 Water Street - V1Y 9P3
 City: Kelowna
 Division: Central Okanagan - Sub-Area:KN - Kelowna North
 Detailed Location: Hwy 97 S. to Water into the Grand Hotel

Layout

Storeys: 1
 Sprinkler System: Yes
 Smoke/Heat Detect: Yes
 Security Detectors: Yes
 Ceiling Minimum:
 Capacity:

Tax

Tax Assess Status:
 Land Assmnt:
 Improvements:
 Total Assessment:
 Taxes: \$0. for 0

Remarks

Public Remarks: Retail Jewellery Business with leasehold improvements. \$100,000 in stock at cost price included. Additional stock available from Owner at wholesale. Owner will train, excellent location at the Grand Hotel. Huge potential in this growing are

Lot Info

Lot Size: x
 Tot Rd Frontage:
 Irregular: No
 Acres:
 Mand Dev Pmt Area: Not Applicable
 Site and Occ: Central Location, Downtown Core, High Traffic Area, Waterfront

Title

Title held: Freehold
 Title Form:
 Terms of Sale:
 Court Ordered Sale: No
 Price Includes GST: No
 Contingency: No
 Contingency Desc:
 Possession:
 Sub-Lease: No
 Trades: No
 Trades Desc:
 Equip Included: Yes
 Equip Included in: Leasehold
 Improvements
 Legal Description: Sven Sandberg
 Jewellery
 Reserve Land: No
 Realtor Ownership: No
 PID Number: BSN-000-000
 Zoning Type: Commercial
 Zoning Code: Bus
 Redesig/Re-Zoning:
 Off Comm Plan Des: Commercial
 Selling Disclosures: No
 Non-Finan Encumb:
 Levies: No Levies

Features

Year Built: 1991
 Desc. of Year Built: Actual
 Construction:
 Roof:
 Exterior Finish:
 Flooring:
 Signs/Canopies: Owned and Included
 Elevators:
 Heating: Other (See Remarks)
 Sewage Disposal: Other Sewage (See Remarks)
 Water Supply: Other (See Remarks)
 Fuel: Other Fuel (See Remarks)
 Storm Drainage:
 Power: Other Power (See Remarks)
 Power Supplier: Other (See Remarks)

Space	Ground Sq Ft	Mezzanine Sq Ft	Other Sq Ft
Living			
Office			
Retail	280		
Industrial			
Residential			
Shop			
Storage			