



FOR SALE

LAND, BUILDING & BUSINESS

6249 MARINE AVENUE

POWELL RIVER, BC

**EST.
PAYBACK
±3 YRS**



C1 COMMERCIAL

Eric Walker

Associate Vice President

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FOR SALE

LAND, BUILDING & BUSINESS

6249 MARINE AVENUE

POWELL RIVER, BC

LOT SIZE

60' x 180' or 10,800 SF

CURRENT SALES

>\$652,169 (2019)

PAYROLL

\$318,000 (approx.)

PRICE

\$899,000

(Includes land, building & business)

GROWTH/UPSIDE

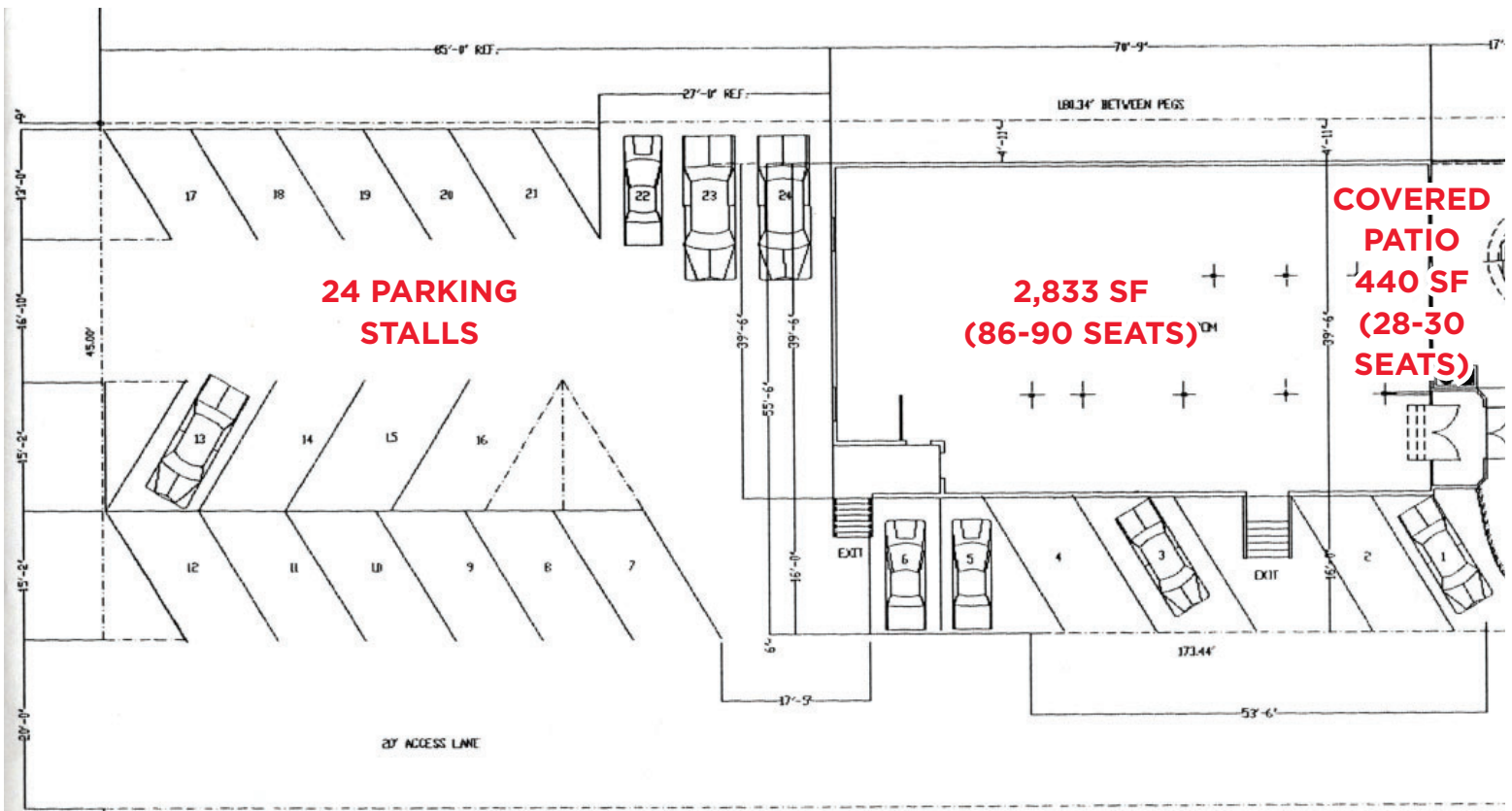
ADD:

Breakfast, lunch and
late night pizza delivery

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Kitchen equipped for off-premises
catering for up to 400





50 LARGEST CITIES

IN BRITISH COLUMBIA BY POPULATION

1. Vancouver	631,486	18. New Westminster	70,996	35. Squamish	19,512
2. Surrey	517,887	19. Port Coquitlam	58,612	36. Pitt Meadows	18,573
3. Burnaby	232,755	20. North Vancouver, City	52,898	37. Oak Bay	18,094
4. Richmond	198,309	21. West Vancouver	42,473	38. Salmon Arm	17,706
5. Abbotsford	141,397	22. Vernon	40,116	39. Port Alberni	17,678
6. Coquitlam	139,284	23. Mission	38,833	40. Esquimalt	17,655
7. Kelowna	127,380	24. Langford	35,342	41. Colwood	16,859
8. Langley	117,285	25. Penticton	33,761	42. Central Saanich	16,814
9. Saanich	114,148	26. Port Moody	33,551	43. Greater Vancouver A (Regional District Electoral Area)	16,133
10. Delta	102,238	27. West Kelowna	32,655	44. Comox	14,028
11. Nanaimo	90,504	28. Campbell River	32,588	45. Powell River	13,157
12. Kamloops	90,280	29. North Cowichan	29,676	46. Sooke	13,001
13. North Vancouver, District	85,935	30. Langley	25,888	47. Lake Country	12,922
14. Victoria	85,792	31. Courtenay	25,599	48. Parksville	12,514
15. Chilliwack	83,788	32. Fort St. John	20,155	49. Prince Rupert	12,220
16. Maple Ridge	82,256	33. Cranbrook	20,047	50. Dawson Creek	12,178
17. Prince George	74,003	34. White Rock	19,952		

Source: Population and Dwelling Count Highlight Tables, 2016 Census
<http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/hlt-fst/pd-pl/Table.cfm?Lang=Eng&T=302&SR=1&S=3&O=D&RPP=9999&PR=59>



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