

# Hope Bay Waterfront Restaurant!



6 & 7 - 4301 Bedwell Hbr Rd



**Own a Waterfront Restaurant on Pender Island! Awesome opportunity to own & operate a gorgeous, recently renovated, 50 seat restaurant that sits right on top of the ocean at Hope Bay, adjacent to the Govt Dock. Food One Primary License includes Liquor License for outside patio spaces, which adds another 48 seats. Suite 6 & 7 has approximately 1417 sq ft interior space, plus an additional 1020 sq ft front courtyard, as well as a private 12 seat oceanfront patio. License & Leases are transferable, pending approval of Liquor Board & Landlord. Over \$60,000 in recent Tenant improvements. Full information package available on request to qualified buyers. A one-of-a-kind opportunity, in one of the most beautiful locations on Pender Island, where Commercial Space is extremely limited. Available for immediate possession, so you can capitalize on the high season market this year. "THIS IS A BUSINESS ASSET SALE ONLY"**



Hope Bay: 250-629-3166  
Sidney: 250-656-5062  
info@DocksideRealty.ca

Driftwood: 250-629-3383  
Saturna: 250-539-2121  
www.DocksideRealty.ca



# Property Details



6 & 7 - 4301 Bedwell Hbr Rd



**Location:** Hope Bay,  
Pender Island, BC

**Space:** Suites 6 & 7

**Fin SqFt:** 1,417

**Unfin SqFt:** 1,020  
Courtyard

**Seating:**  
Restaurant: 50  
Courtyard: 48  
Patio: 12  
Wheelchair access

**Water:** Other

**Waste:** Septic  
System

**Foundation:**  
Concrete Poured  
Pillar/Post/Pier

**Construction  
Material:** Concrete

**Ext Features:**  
Balcony/deck  
awnings, lighting,  
lighted sign

**Heat:** Propane,  
space heater

**Lot Features:**  
- Waterfront  
- Heritage style  
- \$60,000 in  
improvements



Hope Bay: 250-629-3166  
Sidney: 250-656-5062  
info@DocksideRealty.ca

Driftwood: 250-629-3383  
Saturna: 250-539-2121  
www.DocksideRealty.ca



# OCEANFRONT RESTAURANT

*Suites 6 and 7 - 4301 Bedwell Hbr Rd*

## *Features:*

*Open Plan Kitchen with Separate Prep Room*

*Spectacular Ocean Views*

*Licensed Outdoor Patio Overlooking the Ocean - 12 Seats*

*Licensed 1020 sq ft Front Courtyard - 36 Seats*

*Licensed 1417 sq ft Inside Space - 50 seats*

*Approximately \$60,000 in recent leasehold improvements*

*Lease: 4 years remaining + 5 year option to renew*

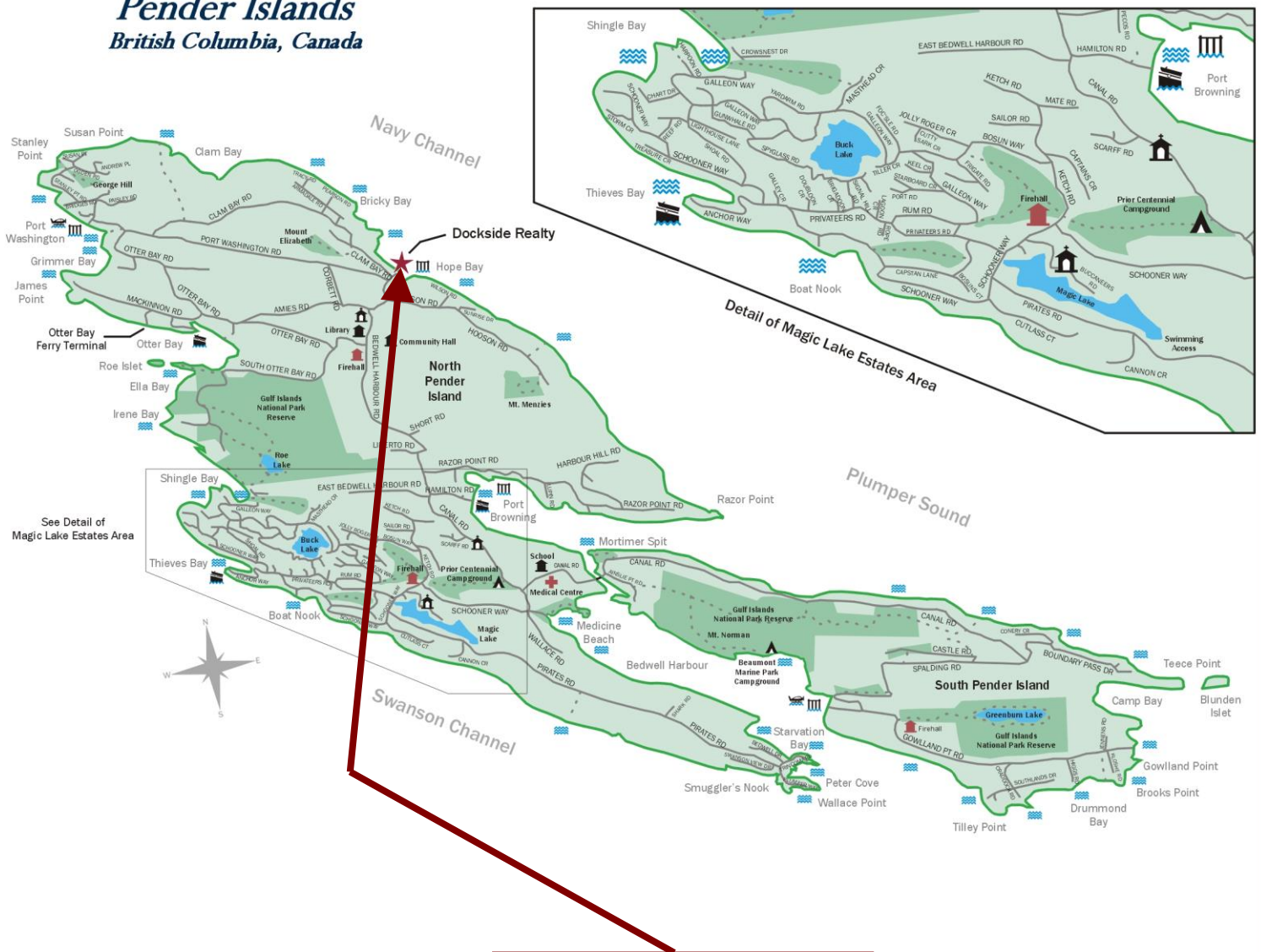
*\*Lease is transferrable, subject to approval of the Landlord*





# Pender Islands Map

## Pender Islands British Columbia, Canada



**Subject Property  
6 & 7 – 4301 Bedwell  
Harbour Rd**

- ★ Dockside Realty
- Public Wharf
- Boat Launch
- Float Plane
- Firehall
- Medical Centre
- Municipal
- Place of Worship
- Campground
- Walking Trail
- Ocean Access/View

Map courtesy of Dockside Realty. Design Copyright © 2012 Minsky Designs www.minskydesigns.com. All rights reserved.

**DISCLAIMER: While every effort is made to provide reliable information, Dockside Realty Ltd. makes no representations or warranties as to the accuracy of this brochure.**

**All measurements are approximate and the buyer is responsible for verifying all data provided.**



Hope Bay: 250-629-3166  
Sidney: 250-656-5062  
info@DocksideRealty.ca

Driftwood: 250-629-3383  
Saturna: 250-539-2121  
www.DocksideRealty.ca