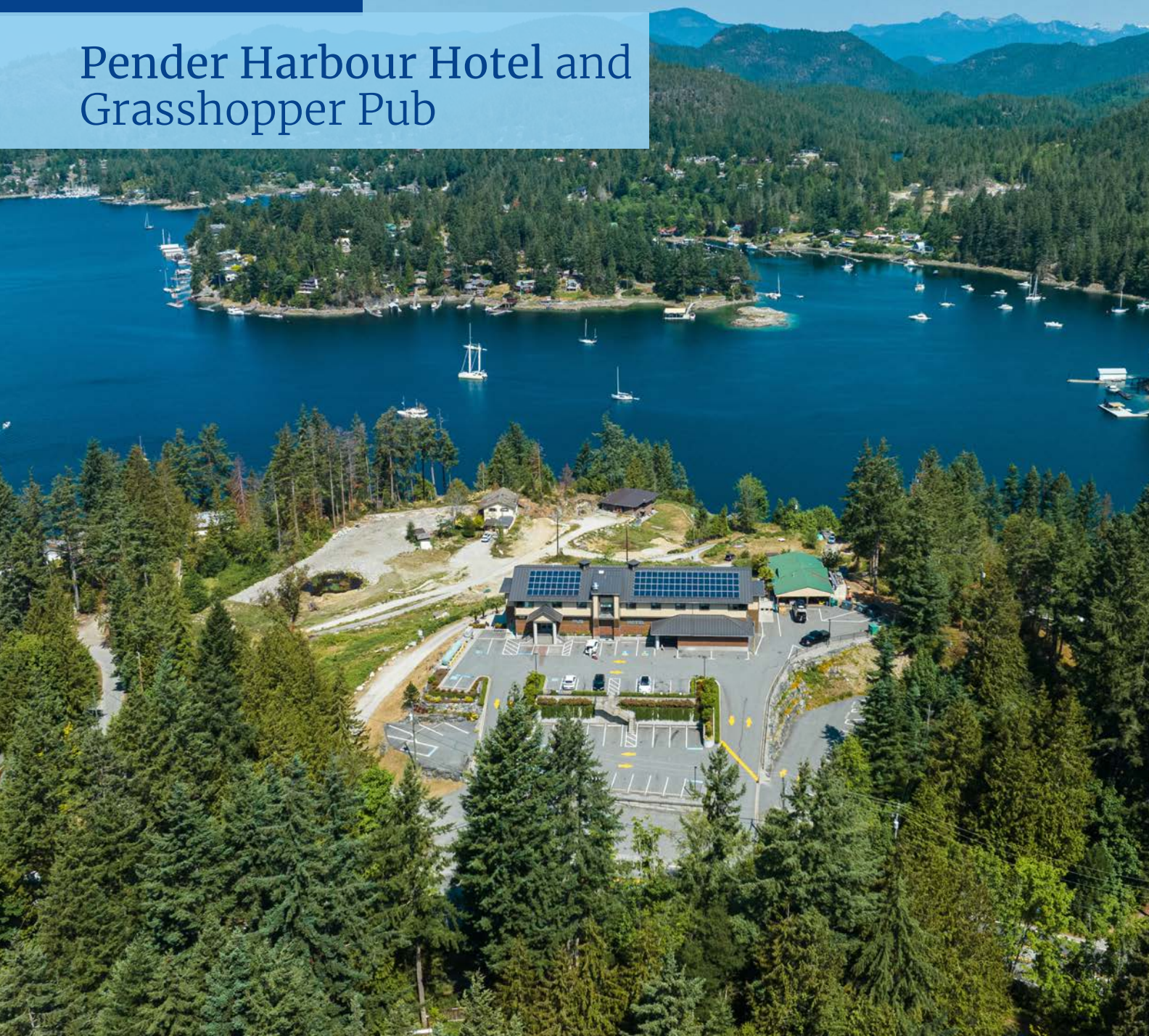


For Sale

Pender Harbour Hotel and Grasshopper Pub



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The Opportunity

12671 Sunshine Coast Highway & 5097 Johnstone Road,
Madeira Park, BC

Lee & Associates Vancouver, in conjunction with Colliers Unique Properties, are pleased to offer for sale the combined properties, The Pender Harbour Hotel and Marina.

Situated in Madeira Park, the Pender Harbour Hotel and Grasshopper Pub is a highly popular and visible landmark within this much cherished community. Prominently located on 1.52 acres directly on the Sunshine Coast Highway, the property sits on a high point of land providing unparalleled views over Pender Harbour. Comprehensively rebuilt in 2015, the facility now consists of an exceedingly modern and high-quality operation that features the well established Grasshopper Pub and restaurant, private liquor store, 16 room hotel and additional unfinished area for expanded use.

The Hotel property lies adjacent to and above an additional 3.23 acres that currently includes a single family home in addition to an 18 slip marina. Although traditionally providing transient moorage for boaters accessing the pub and restaurant, the marina is now used for full-time moorage. Zoned C-2, the marina property has excellent development potential for a combination of either multi-family or expanded tourist commercial uses.

Large, commercially zoned waterfront properties within this region are rare. This property offers a purchaser the opportunity to acquire a landmark operation with high upside in cash flow, coupled with the ability to create an expanded hospitality operation on the adjacent and contiguous vacant waterfront parcel.



Property Highlights



16 beautifully crafted westcoast rooms



Grasshopper Pub and Restaurant with 309 person capacity overlooking Pender Harbour



Independent Liquor Store and Liquor licence included



Marina with 950 feet of lineal moorage

Salient Facts

Address	12671 Sunshine Coast Highway & 5097 Johnstone Road, Madeira Park, BC
PIDs	005-060-907; 027-743-039
Total Site Area	Pender Hotel and Pub - 1.52 acres Marina Property - 3.23 acres <hr/> Total Land Size - 4.75 acres
Zoning	CD-3 & C-2
Location	Pender Harbour
Improvements	Pub and restaurant, liquor store, 16-room hotel and additional unfinished area for expanded use, Marina, and two single family homes

Asking Price



Please contact the listing agents for pricing guidance



Location Overview



The Pender Harbour Hotel and Grasshopper Pub is centrally located overlooking Pender Harbour on BC's popular Sunshine Coast. Located directly on the Sunshine Coast Highway, Pender Harbour refers to a range of smaller communities such as Garden Bay, Irvines Landing and Kleindale, and provides a significant range of tourism amenities with a population of about 3,000 people.

One of several marina resorts within Pender Harbour, the Pender Harbour Hotel and Grasshopper Pub provides a range of services for both boaters and the general community, with the Grasshopper Pub ranked as one of the communities favourites.

Travel Times

58 mins to
Langdale
terminal

2.5 hours to
Vancouver

1.5 hours to
Powell River

40 mins to
Sechelt Airport

Pender Harbour Hotel and Grasshopper Pub

Following a destructive fire that leveled the original structure in 2013, the owners completely rebuilt the Hotel and Pub in 2015. Designed to be energy efficient and modern, the facility utilizes geothermal heating, grid-tied solar panels and high efficiency systems to make the building as cost-effective as possible.

The property consists of The Grasshopper Pub, a 309 seat restaurant and pub, on the main floor which includes in-floor heating, in addition, a separate liquor store, that includes the liquor license, with independent access and hours, along with back of house office, storage, change rooms and much more. The 2nd floor serviced by an internal elevator, boasts 16 generously sized upscale hotel rooms with meticulous westcoast feel and design. The basement provides for mechanical/equipment rooms, storage as well as a significant open unfinished floorplan which could be utilized for additional guest services, amenity area or possible staff housing. The property is well secured with a top of the line FOB system and 52 security cameras throughout the property.

An expansive outdoor patio offers magnificent views of the harbour, while the balance of the exterior is well landscaped and immaculately kept. A separate 2 bedroom house, and original to the property, provides some staff accommodation. The property contains 108 solar panels on the roof which generates approximately \$7000 per year and has access to 2 on-site 2,500 gallon propane tanks.

In addition, the property consists of 60 on-site parking stalls, including 4 EV chargers.



On-site 60-stall parking



18-slip marina



CD-3 zoning

Marina Property

Located adjacent and below the Grasshopper Pub and Hotel is a cleared, 3.23-acre property that is suitable for development. An 18-slip marina with approximately 950 feet of lineal moorage is attached to the property and is accessible by road. Although previously run as both transient and full time moorage, the marina is now used for full-time moorage, although this could be changed. The property also includes one single family home that is used for staff housing.

Currently zoned C-2 Tourist Commercial, the property provides for Tourist Commercial uses including Marina, Hospitality, Campground and Bed & Breakfast and more.



Photo Gallery



Photo Gallery

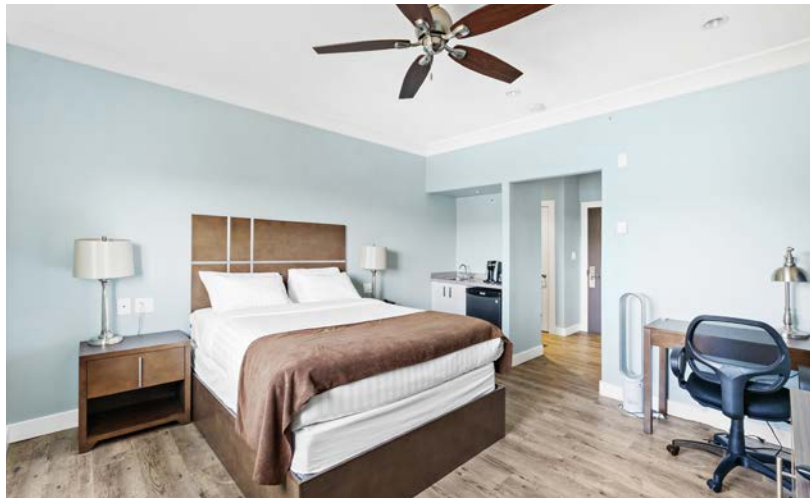


Photo Gallery





Colliers



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