

Commercial Property For Sale in Downtown Tumbler Ridge

102-320 Isles Way, Tumbler Ridge, BC

Offered at 10% CAP Rate

Price: \$772,000

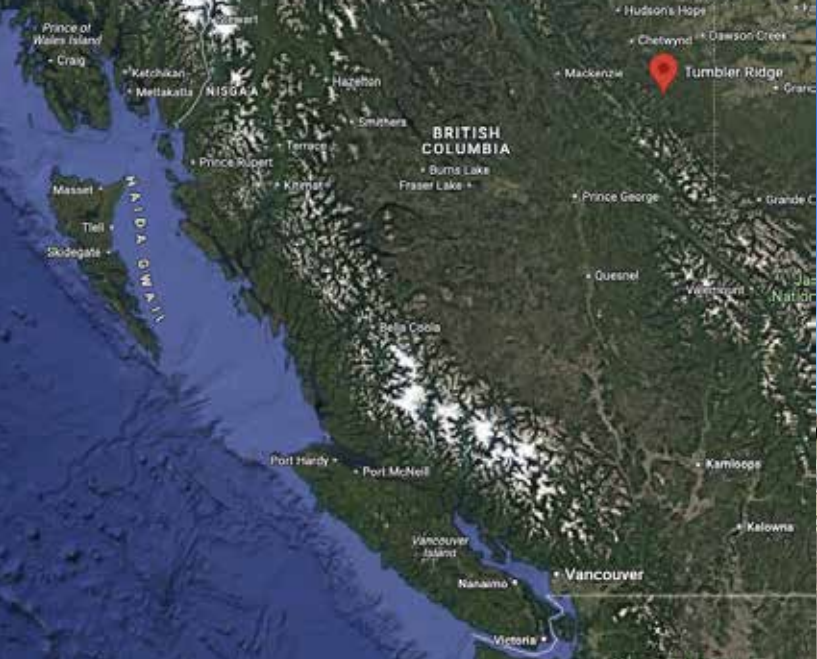
Dave Manuel

250.864.0777

faithwilson

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Commercial Division



faithwilson Christies International Real Estate presents an investment opportunity in Tumbler Ridge, BC, **The Ridge Mountain Plaza**. 102 320 Isles Way, (SL Unit 2) Tumbler Ridge, in Beautiful British Columbia, Canada. Featuring a **4820 square foot space which is divided into two separate leasable areas. Currently 102a**, is outfitted as a Sports Bar and 102b **leased out as a dollar store retail shop**. The area is nicely finished, and conforms to the the **C1 commercial zoning**.

Key Metrics:

**** TEN PERCENT CAP RATE**

Located in the downtown heart of Tumbler Ridge's Town Centre, Strata Lot 2 (SL2) 102a & 102b features 7087 sq ft, lot and 4820 SF of finished space, a

professionally built high-quality commercial build, This building is a "Live Smart BC Award -Winning building". Two other neighbors in the Ridge Mountain Plaza building include a retail cannabis store and a subway franchise. This energy-efficient unit features SIP panel construction, 12' ceilings, durable vinyl flooring, two washrooms, a 225 Amp electrical panel, a high-efficiency boiler with fan coil heating and a ground-mounted A/C unit. The property is adjacent to municipal lot with 150+ stalls and sits steps from the Municipal Hall, Community Centre, RCMP, and more. Ideal for professional, office, or retail use with excellent access, visibility, and long-term value. *Parking: Units 101 & 102 have paid for 20 stalls in the municipal parking lot directly adjacent to the building. These stalls remain under municipal ownership.



Sports Bar

Property Details

The building itself is one of the newest buildings in the community, built to a high standard and is extremely efficient in operating costs. As mentioned This building is a “Live Smart BC Award Winner”.

Insulation: R-52 in the ceiling. R-32 in the walls.

Building Height: 12.0’ to the eave.

Exterior Walls: Hard-panel siding, with masonry brick veneer.

225 Amp sub feed and distribution panel.

Heating/Cooling Strata Lot 2: Heated via a “fan coil” with forced air over hot water.

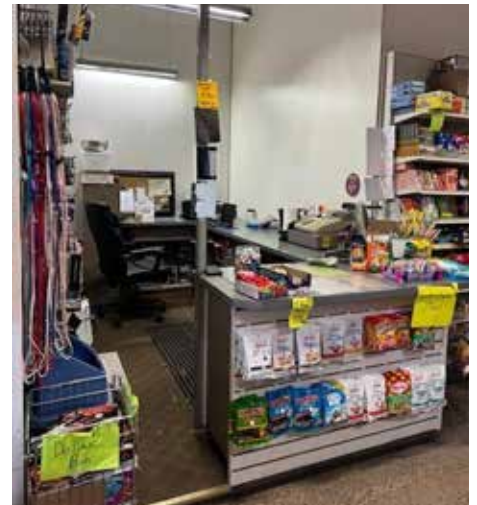
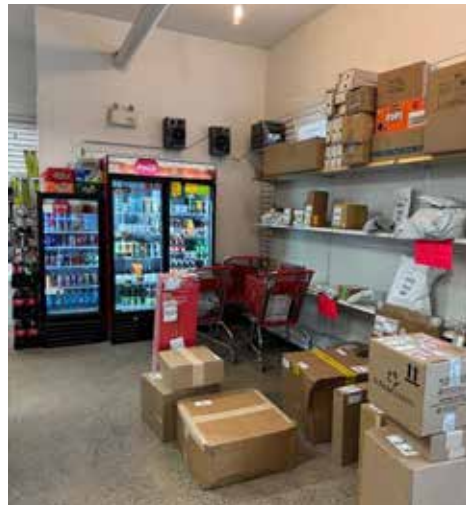
The plenum for the system runs along the ceiling. A high-efficiency natural gas boiler provides the heat for this system.

Note: This heating system is very efficient.



Location Highlights

Tumbler Ridge is renowned for its captivating landscapes, recreational opportunities, and welcoming community.

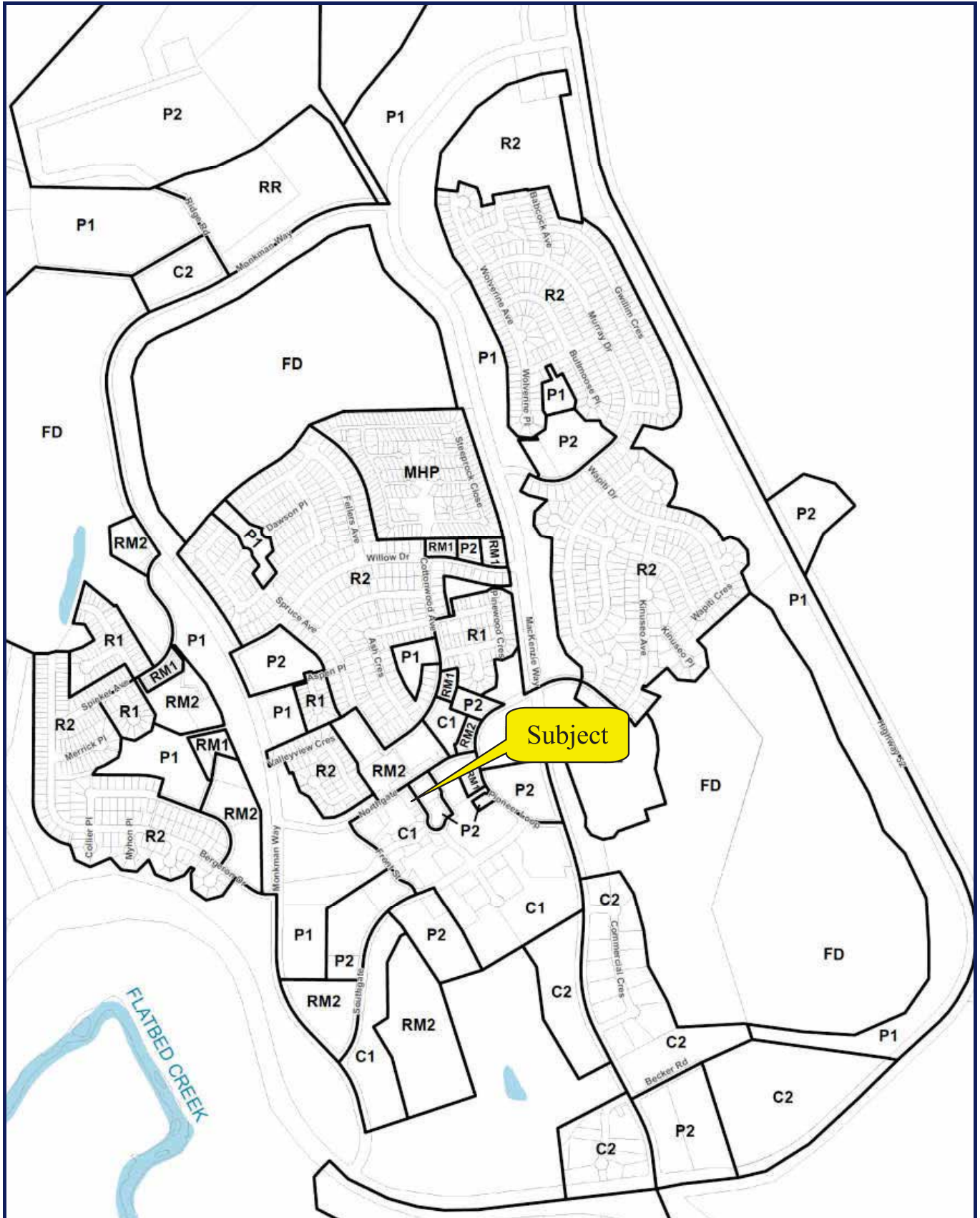


Dollar Store

faithwilson | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Commercial Division

Town Site Map



Equipment and Supplies Inventory - Sale of Ridge Bear Den

Description	Original Cost	How Many	Total	
Pool accessories - used & new		asst'd	200.00	1.40%
Assorted Signs & Décor		asst'd	300.00	2.10%
Surge Protectors - TV's etc		asst'd	280.00	1.96%
Janitorial Equipment	<i>estimate</i>	asst'd	100.00	0.70%
Dishes, glassware, cutlery, bins	<i>estimate</i>	asst'd	800.00	5.61%
Laptop & stand - old	0.01	1.00	0.01	0.00%
Lazerjet Printer - old	0.01	1.00	0.01	0.00%
Shredder - used	0.01	1.00	0.01	0.00%
Shelving from \$ Store 3ft	0.01	1.00	0.01	0.00%
Paper Cutter - used	0.01	1.00	0.01	0.00%
Games	19.97	3.00	59.91	0.42%
Meat Slicer - used	25.00	1.00	25.00	0.18%
Kitchen Scale	42.00	1.00	42.00	0.29%
Dining Chairs - Used	50.00	36.00	1,800.00	12.62%
White Chest Freezer - used	50.00	1.00	50.00	0.35%
Freezer from Darryl - used	50.00	1.00	50.00	0.35%
Office Chairs - used	50.00	2.00	100.00	0.70%
Toaster	60.00	1.00	60.00	0.42%
TV Mounts small	60.00	3.00	180.00	1.26%
Panini Maker (household)	75.00	1.00	75.00	0.53%
Laminator	77.24	1.00	77.24	0.54%
Bar Table - by Golf Simulator	80.00	1.00	80.00	0.56%
Bar Stools - by Golf Simulator	80.00	4.00	320.00	2.24%
Calculator - New	100.00	1.00	100.00	0.70%
Bar Stools - Front Bar	110.00	8.00	880.00	6.17%
Crepe Maker	110.00	1.00	110.00	0.77%
TV Mounts Large	148.00	2.00	296.00	2.08%
Open Sign	149.99	1.00	149.99	1.05%
Dart Board Sets	150.00	2.00	300.00	2.10%
Hot Dog Machine	150.00	1.00	150.00	1.05%
Dining Tables	165.00	9.00	1,485.00	10.41%
6 Tier Rolling S/S Shelves -Costco	189.00	2.00	378.00	2.65%
Industrial Coffee Pot - used	200.00	1.00	200.00	1.40%
Karaoke Machine - Used	200.00	1.00	200.00	1.40%
Pampered Chef Air Fryers	250.00	2.00	500.00	3.51%
Microwave	250.00	1.00	250.00	1.75%
30 x 36 S/S Counter w/backsplash	265.00	1.00	265.00	1.86%
24 x 72 S/S Counter	285.00	1.00	285.00	2.00%
30 x 72 S/S Counter	325.00	1.00	325.00	2.28%
Bus Cart s/s rolling for dishes etc	325.00	1.00	325.00	2.28%
30 X 72 S/S Counter w/backsplash	375.00	2.00	750.00	5.26%
Kithcehn Aid Food Processor - used	400.00	1.00	400.00	2.81%
DBL Industrial Panini Maker - used	450.00	1.00	450.00	3.16%
Golf Clubs - Assorted		6.00	1,861.00	13.05%
Total Supplies - Items cost < \$500 - 20% of total cost			14,259.19	

58 " TV	594.92	1.00	594.92	1.04%
50" TV	606.69	2.00	1,213.38	2.11%
Ice Maker	658.00	1.00	658.00	1.15%
Fridge - Used	750.00	1.00	750.00	1.31%
Stand Up Freezer	999.98	1.00	999.98	1.74%
55 " TV	1,047.48	1.00	1,047.48	1.82%
Industiral Air Fryer - used	1,400.00	1.00	1,400.00	2.44%
Computer Stand for Simulator	1,468.00	1.00	1,468.00	2.56%
Commercial Dishwasher - used	1,600.00	1.00	1,600.00	2.79%
85" TV	1,810.44	1.00	1,810.44	3.15%
Pool Table - Used	2,500.00	1.00	2,500.00	4.35%
Back Bar Cooler	3,548.00	1.00	3,548.00	6.18%
Keg Cooler	3,657.26	1.00	3,657.26	6.37%
Atosa Cooler	3,995.00	1.00	3,995.00	6.96%
Pop Cooler	3,995.00	1.00	3,995.00	6.96%
Golf Simulator	28,184.00	1.00	28,184.00	49.08%
Furniture and Equipment - 80% of total cost			<u>57,421.46</u>	

Total Estimated Cost **71,680.65**

SOLD TO NEW OWNER FOR \$60,000.00 all in

total purchase price includes	Supplies (20%)	12,000.00
	Equipment (80%)	<u>48,000.00</u>
		<u><u>60,000.00</u></u>

Allocation of Purchase Price as follows:		
	<u>Dr</u>	<u>Cr</u>
Supplies and smallware (expense)	12,000.00	
Furniture and Equipment (asset listing)		
58 " TV	497.31	
50" TV	1,014.29	
Ice Maker	550.04	
Fridge - Used	626.94	
Stand Up Freezer	835.91	
55 " TV	875.61	
Industiral Air Fryer - used	1,170.29	
Computer Stand for Simulator	1,227.14	
Commercial Dishwasher - used	1,337.48	
85" TV	1,513.39	
Pool Table - Used	2,089.81	
Back Bar Cooler	2,965.86	
Keg Cooler	3,057.19	
Atosa Cooler	3,339.52	
Pop Cooler	3,339.52	
Golf Simulator	<u>23,559.69</u>	48,000.00
Loan Payable (other long term liability)		60,000.00

Permitted Uses – C1 Zoning Designation



14.0 TOWN CENTRE COMMERCIAL – C1

Permitted Uses

14.1 The following uses and no others are permitted in the C1 zone:

- .1 Administrative Office;
- .2 Animal grooming;
- .3 Brewing on premises establishment;
- .4 Club or lodge;
- .5 Coffee shop, café;
- .6 Cold beer and wine store;
- .7 Daycare;
- .8 Health services;
- .9 Financial institution;
- .10 Fitness centre;
- .11 Laundromat;
- .12 Hotel;
- .13 Motel;
- .14 Non-motorized sports equipment rental, sales and repair;
- .15 Parking lot;
- .16 Personal service establishment;
- .17 Post office;
- .18 Podium dwelling;
- .19 Printing and media services;
- .20 Professional Services Office;
- .21 Public assembly and entertainment;
- .22 Public use;
- .23 Restaurant;
- .24 Retail store;
- .25 Shopping center; and

Regulations – C1 Zoning Designation



.26 Accessory building.

Regulations

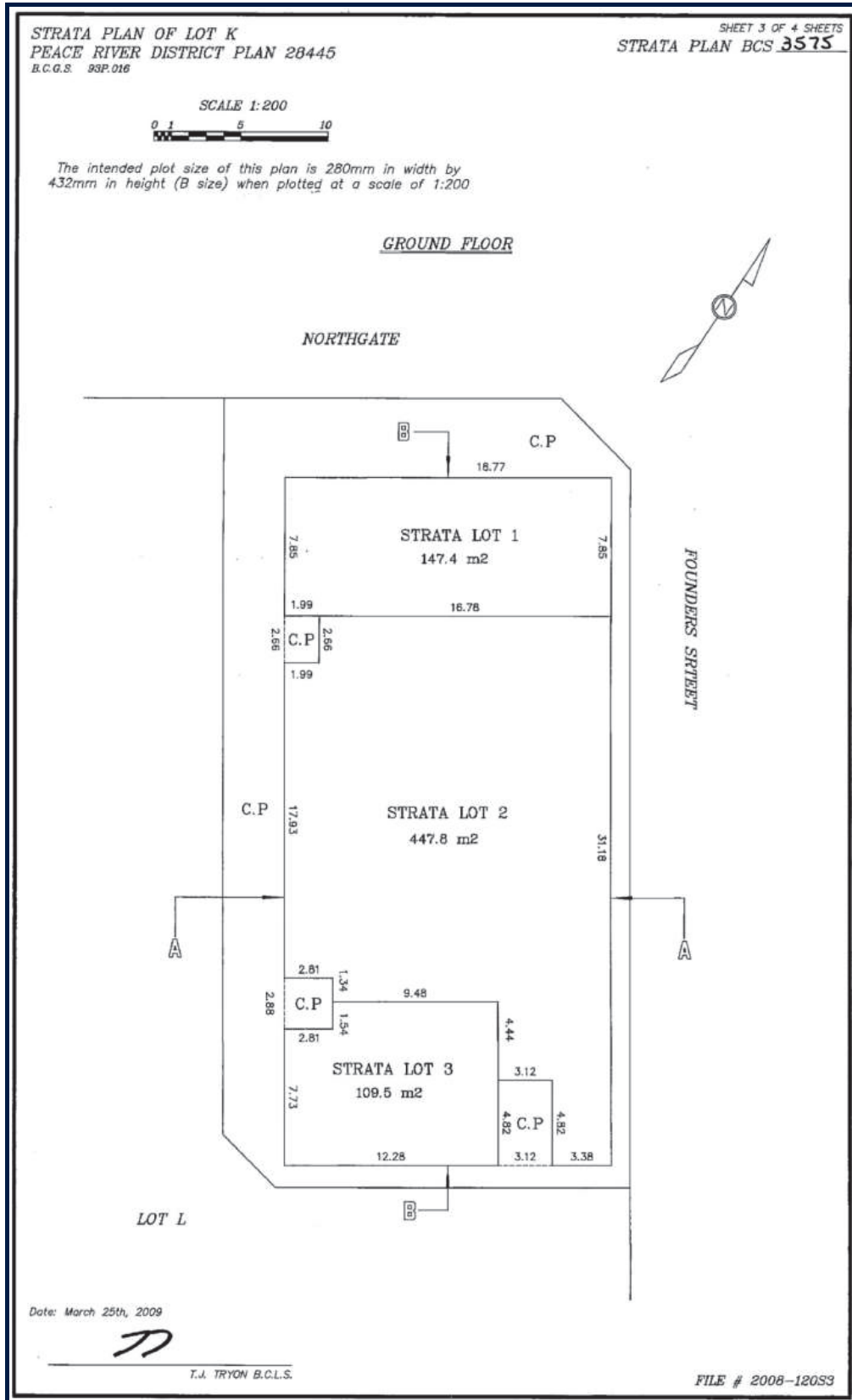
14.2 On a parcel located in an area zoned as C1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section and section 14.3. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
.1 Minimum parcel size for new subdivisions	275 m ²
.2 Minimum frontage for new subdivisions	13.0 m
.3 Maximum height for principal building	15.0 m
.4 Minimum setback from parcel lines for principal building:	
.1 Rear parcel line	1.0 m
.2 Exterior side parcel line	2.0 m
.5 Maximum parcel coverage	95%
.6 Maximum floor area of all accessory buildings	90.0 m ²
.7 Maximum density for podium dwelling	40 dwelling units per hectare of parcel area

Conditions of Use

14.3 An Administrative Office may not be located on the ground floor of a building in the C1 Zone. This clause only applies to new construction that occurs after the passage of this Bylaw.

Strata Plan BCS3575 - Showing individual strata lot sizes for the building



TITLE SEARCH PRINT

File Reference: Tumbler-Kees-01

2025-05-13, 11:11:39

Requestor: David Manuel

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	BB1210835 CA616334
Application Received	2009-09-16
Application Entered	2009-09-18
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1058887 ALBERTA LTD., INC.NO. A60218 BOX 1390 TUMBLER RIDGE, BC V0C 2W0
Taxation Authority	Tumbler Ridge, District of
Description of Land Parcel Identifier: Legal Description:	028-023-625 STRATA LOT 2 DISTRICT LOT 3164 PEACE RIVER DISTRICT STRATA PLAN BCS3575 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB868786 NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA877994 FILED 2008-08-07
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA9336511 2021-09-03 12:38 THE TORONTO-DOMINION BANK
Duplicate Indefeasible Title	NONE OUTSTANDING

TITLE SEARCH PRINT

File Reference: Tumbler-Kees-01

2025-05-13, 11:11:39
Requestor: David Manuel

Transfers NONE

Pending Applications NONE

Contact Us

Leasehold Improvements are included with the lease, the restaurant and bar equipment/ sports equipment (Golf simulator pool tables etc, (see extensive equipment list attached) are available at an additional reasonable cost. Talk with Agent

The community is in growth mode, and this space serves the community, with ample parking right in front of the building.

The location, Tumbler Ridge is noted for its beautiful landscapes, recreational activities, and community amenities, making it ideal for nature lovers and outdoor enthusiasts.

Thank you,

Dave Manuel

faithwilson | Christie's International Real Estate
Commercial Division

Cell: 250.864.0777

Office: 236.420.6789

dave@mycommercialbrokers.com

faithwilson | **CHRISTIE'S**
INTERNATIONAL REAL ESTATE

Head Office: 1838 West 1st Avenue
Vancouver, BC V6J 1G5

Kelowna Office: 1156A Ellis Street,
Kelowna, BC V1Y 0J5

Penticton Office: 129 Nanaimo Avenue West,
Penticton, BC V2A 1N2

