



**BUSINESS WITH PROPERTY**

**FOR SALE**

**\$975,000**

**531 Corbett Street**

HOPE, BC



*The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to undertake your own investigations regarding the property and any future development potential.*

**RON Plowright \*PREC**  
604-316-5975  
ron@ronplowright.com



**REMAX**  
Nyda Realty

**REMAX**  
COMMERCIAL  
**Plowright & Associates**  
An Independent Member Broker



**DAVID Radmore**  
604-818-7155  
davidradmore@gmail.com

Bob Plowright Realty 7300 Vedder Rd. Chilliwack BC | 604-858-7179

Nyda Realty 287 Wallace Street Hope BC | 604-869-2945

**OPPORTUNITY** Turn key auto and home glass repair shop available now. This thriving long term business has been a valuable asset to Hope and surrounding Fraser valley for almost 4 decades. One of very few full service glass shops servicing the area. The building and land are included in the sale and offer a secure, fenced, lane accessible rear yard with gate, plenty of front parking, all on a centrally located and well situated 7200 square foot lot. The building offers 3 bay doors for drive through access for larger vehicles, reception area, office space, bathroom and mezzanine storage. The building is in a good state of repair and has been maintained well. The business has attained an excellent reputation through skilled quality work and excellent customer service. Don't miss this amazing investment opportunity.

**PROPERTY INFORMATION**

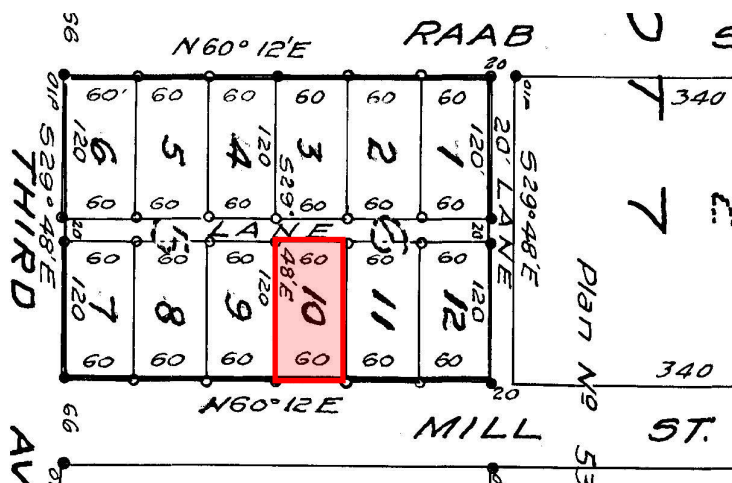
**Address:** 531 Corbett Street, Hope, BC V0X 1L4

**Calculated Parcel Area:** 7,200 square feet (0.17 Acre)

**Zoning:** I-2 Light/service industrial zone

**Official Community Plan:** LS1 – Light Service Industry

**Legal Description:** LOT 10, PLAN KAP6405, SECTION 10, TOWNSHIP 5, RANGE 26, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT



**ZONED: DOWNTOWN COMMERCIAL (CBD) ZONE**

**PRINCIPAL USES INCLUDE:**

- a) Auction sales and storage;
- b) Beverage bottling and distribution;
- c) Building supply and lumber yard;
- d) Bulk fuel, heating oil and propane storage and distribution;
- e) Car wash;
- f) Cartage, delivery and moving service;
- g) Cold storage plant and frozen food locker;
- h) Commercial vehicle storage;
- i) Equipment sales, service and rental;
- j) Household and other small appliance sales and service;
- k) Industrial operation involved in the processing, fabricating, assembling, storing, transporting, distributing, testing, servicing, repairing, wholesaling or warehousing of goods, materials and things;
- l) Light manufacturing, including, without limiting the generality of the foregoing woodworking, metalworking and machine shops;

**OPERATING HOURS**

Monday – Friday 8:00am to 5:00pm  
 Closed Weekends and Stat Holidays

**NOTE:** Verify specific uses with the District of Hope Planning Department.  
[www.hope.ca/p/community-development](http://www.hope.ca/p/community-development)

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## ANNUAL SALES

2022	\$505,885
2023	\$846,379
2024	\$633,012

**CLICK HERE FOR NDA**

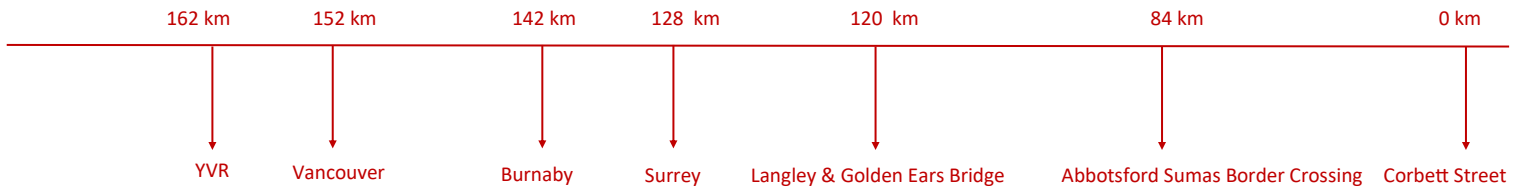
Email to: [ron@ronplowright.com](mailto:ron@ronplowright.com)  
[davidradmore@gmail.com](mailto:davidradmore@gmail.com)



Located at the eastern point of the Fraser Valley, Hope plays a significant role in the economic stimulus of the Province of British Columbia and acts as a junction for highways 1, 3, 5, and 7. Located less than 2 hours from Metro Vancouver, Hope's key location paired with the Fraser Valley's most affordable real estate makes it ideal for investment and remote workers. The District of Hope is recognized for their competitive municipal development costs and quick processing times for development permits and licenses, which encourages progressive growth in our community. Hope is home to more than 400 businesses representing a diverse business sector and offers an exceptional quality of life. All great things for your Business.



### DRIVING DISTANCE:



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Active  
C8073556

531 CORBETT STREET

Hope  
Hope & Area  
VOX 1L4

Listing Map: 

For Sale  
Business with Property

For Sale Price: \$975,000

Leased/Sold Date:

Leased/Sold Price: /

Additional Property Types:  
Business with Property



Zoning: I2 Gross Prop T... \$4,990.10 Tax Yr: 2025 Sale Type: Asset  
P.I.D.#: 010-094-873 Building/Complex Name:

Turn key auto and home glass repair shop available now. This thriving long term business has been a valuable asset to Hope and surrounding Fraser valley for almost 4 decades. One of very few full service glass shops servicing the area. The building and land are included in the sale and offer a secure, fenced, lane accessible rear yard with gate, plenty of front parking, all on a centrally located and well situated 7200 square foot lot. The building offers 3 bay doors for drive through access for larger vehicles, reception area, office space, bathroom and mezzanine storage. The building is in a good state of repair and has been maintained well. The business has attained an excellent reputation through skilled quality work and excellent customer service. Don't miss this amazing investment opportunity.

**MEASUREMENTS:**

Subj. Space Sq.Ft:	<b>2,185</b>	Space Avail for Lse:	
Subj. Space Width:	<b>39</b>	Whse/Indust.Sq.Ft:	<b>1,690</b>
Subj. Space Depth:	<b>61</b>	Office Area Sq. Ft:	<b>312</b>
Land Size Sq. Ft.:	<b>7,200.00</b>	Retail Area Sq. Ft.:	
Land Size Acres:	<b>0.17</b>	Mezzanine Sq. Ft.:	<b>144</b>
Acres Freehold:		Other Area Sq. Ft.:	
Acres Leasehold:		Main Resid. Sq.Ft.:	
Subj Prop Width ft.:	<b>60.00</b>	Min. Divisible Spa...:	
Subj Prop Depth ...:	<b>120.00</b>	Max. Contig. Space:	

**LEASE DETAILS:**

Lease Type:  
Lease Expiry Date:  
Lse Term/Months:  
Is a Sub-lease?: **No**  
Strata Fees/Month:

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Seller's Int.: Registered Owner  
Int. In Land: Freehold  
First Nat.Res:  
Occupancy: Owner

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per Month:  
Basic Rent per Annum:

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Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings:	<b>1</b>	# of Docks:	
# of Storeys:	<b>1</b>	# of Grade Doors:	
# of Elevators:		# of Loading Doors:	
# Parking Spaces:	<b>12</b>	Clear Ceiling Ht (ft.):	
Year Built:	<b>1975</b>	Class of Space:	
Building Type:	<b>Freestanding</b>		

Construction Type: **Wood Frame**

Potential to Redevelop?                      Comments:

Environ. Assess.Done? **No**                      Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts:  
# of Other Units:  
Total # of Units:  
APOD Cap Rate

**BUSINESS & AGRI-BUS. DETAILS:**

Major Business Type:  
**Automotive**  
Minor Business Type:  
**Auto Service/Repair**  
Business Name (d.b.a.):  
**FRASER CANYON GLASS LTD.**

Bus. Oper. Since (yr): **1998**  
Confidentiality Req'd: **Yes**

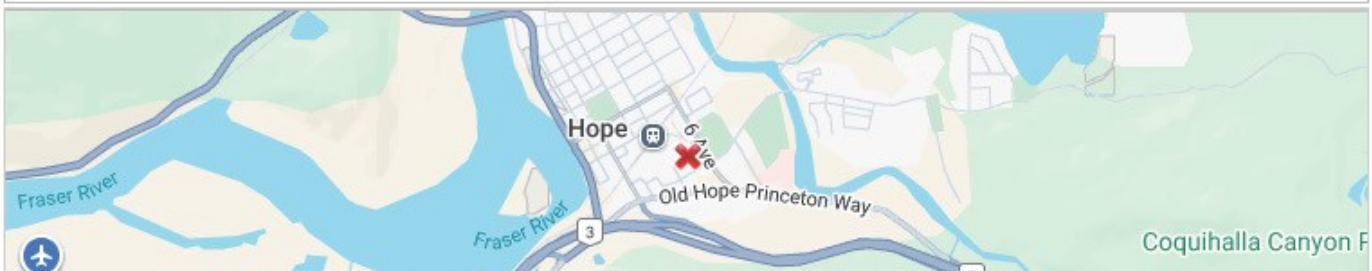
Major Use Description:

**LISTING FIRM(S):**

- RE/MAX Nyda Realty (Hope)
- RE/MAX Bob Plowright Realty
- 

**PRESENTED BY:**

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Virtual Tour:



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