



## THERE WAS AN OLD MANSE



THERE WAS AN OLD MANSE...Which has been reincarnated to house many interesting and successful businesses, on .20 of a downtown acre. Sale is of building and land only. Excellent tenant in place. Currently being run as a sought after retail store with character galore. Located in a prime and growing business area, within Ganges core, this is a great location for what you have in mind. C1 zoning allows for multiple commercial uses. Currently leased; please do not disturb tenants.

*Offered at \$520,000*

Macdonald Realty  
101-170 Fulford Ganges Road  
Salt Spring Island, BC V8K 2T8  
250.537.1201  
henriprocter@gmail.com

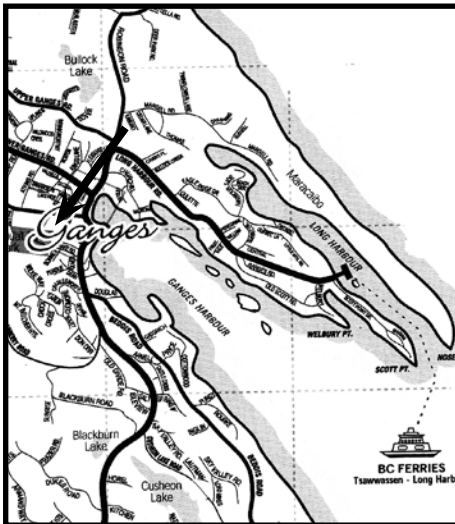
henri procter

personal real estate corporation  
[www.realtysaltspringisland.com](http://www.realtysaltspringisland.com)

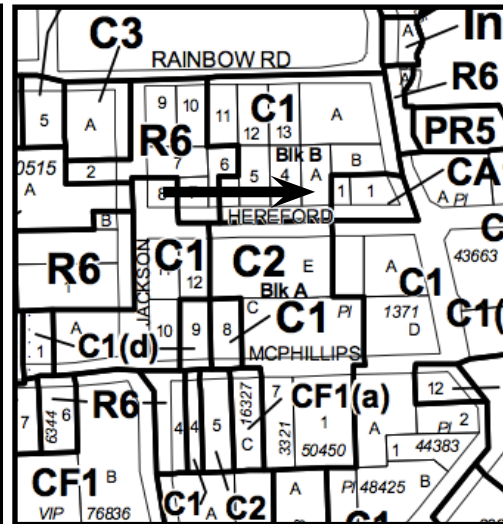
ADDRESS: 112 Hereford Ave.      MLS#: 367596      PID: 017-460-573  
 LEGAL: Plan VIP52867, Lot A, Sec. 1, Rge 4E, LD 16, North Salt Spring Island.  
 PRICE: \$520,000      LISTED BY: HENRI PROCTER, prec  
 TAXES 2016: \$9,973      PHONE: 250.537.1201      henriprocter@gmail.com  
 S. COMM: 3% & 1.5%      PAGER: 1.800.537.1201      www.realtysaltpringisland.com

LOT SIZE: 0.20 acres      AREA (finished): 1,219 sq. ft.      AGE: heritage bldg.  
 WATER: Community      EXTERIOR: Wood      ZONING: C1-commercial  
 WASTE: Sewer      HEAT: electric      LEVELS: 1

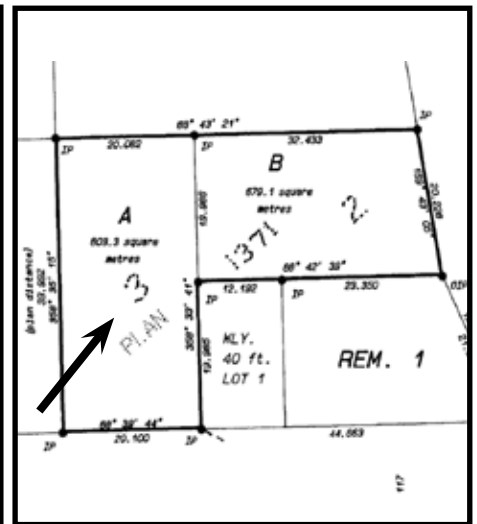
ADDITIONAL FEATURES: high exposure location, very attractive heritage building, nicely landscaped, currently tenanted by popular retail shop



AREA MAP



NEIGHBOURHOOD MAP



PLOT PLAN

*\*The above information is from sources believed to be reliable but should not be relied upon without verification.  
 MACDONALD REALTY Salt Spring Island assumes no responsibility for accuracy.*

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	C1	C2	C3	C4	C5	C6
<b>Principal Uses, Buildings and Structures</b>						
<i>Indoor retail sales and rentals</i>	♦	♦	♦			
<i>Indoor retail services, excluding Laundromats</i>	♦	♦	♦	♦		
Laundromats	♦					
<i>Outdoor retail sales of nursery plants and home gardening supplies</i>	♦	♦				
<i>Indoor production of food and drink items, clothing, crafts, artwork, jewellery and similar items for retail or wholesale sales, provided there is a retail outlet on the premises and provided water consumption does not exceed 1600 litres/day</i>	♦	♦	♦			
Offices	♦	♦		♦		
Banks and credit unions	♦	♦				
<i>Indoor commercial recreation and amusement facilities</i>	♦	♦			♦	
Restaurants	♦	♦	♦			
Churches	♦	♦				
Libraries	♦	♦				
Offices for use by <i>building</i> construction professionals and trades	♦	♦				♦
<i>Automobile service stations</i>			♦			
Automobile rentals with a maximum of five vehicles stored on-site	♦	♦	♦			♦
Veterinarian clinics and animal hospitals	♦	♦				
<i>Indoor commercial and vocational schools</i>	♦	♦				
Daycare centres for children, <i>seniors</i> , or people with special needs	♦	♦				
<i>Funeral homes</i>						♦
<i>Multifamily dwelling units</i>		♦				
<i>Commercial guest accommodation in hotels or guest houses.</i>		♦				
<i>Retail sales of building supplies, appliances and furniture</i>						♦
<i>Light industry, excluding uses that consume or use more than 1600 litres/day of water</i>						♦
<i>Wholesale sales</i>						♦
Storage of goods and vehicles, with the exception of <i>outdoor</i> storage of derelict vehicles or equipment, or waste materials						♦
Boat <i>building</i> , servicing and repairs						♦
<i>Service</i> , repairs and sales of vehicles and equipment.						♦
Collection of recyclable materials, excluding <i>outdoor</i> sorting and storage	♦		♦		♦	♦
<i>Public service uses</i>	♦	♦	♦	♦	♦	♦
<b>Accessory Uses</b>						
<i>Indoor retail sales accessory to another permitted use</i>						♦
<i>Dwelling units accessory to a commercial use</i>	♦	♦	♦	♦	♦	♦
<i>Restaurant accessory to another permitted use</i>					♦	
<i>Home-based businesses accessory to residential use</i>		♦				

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