



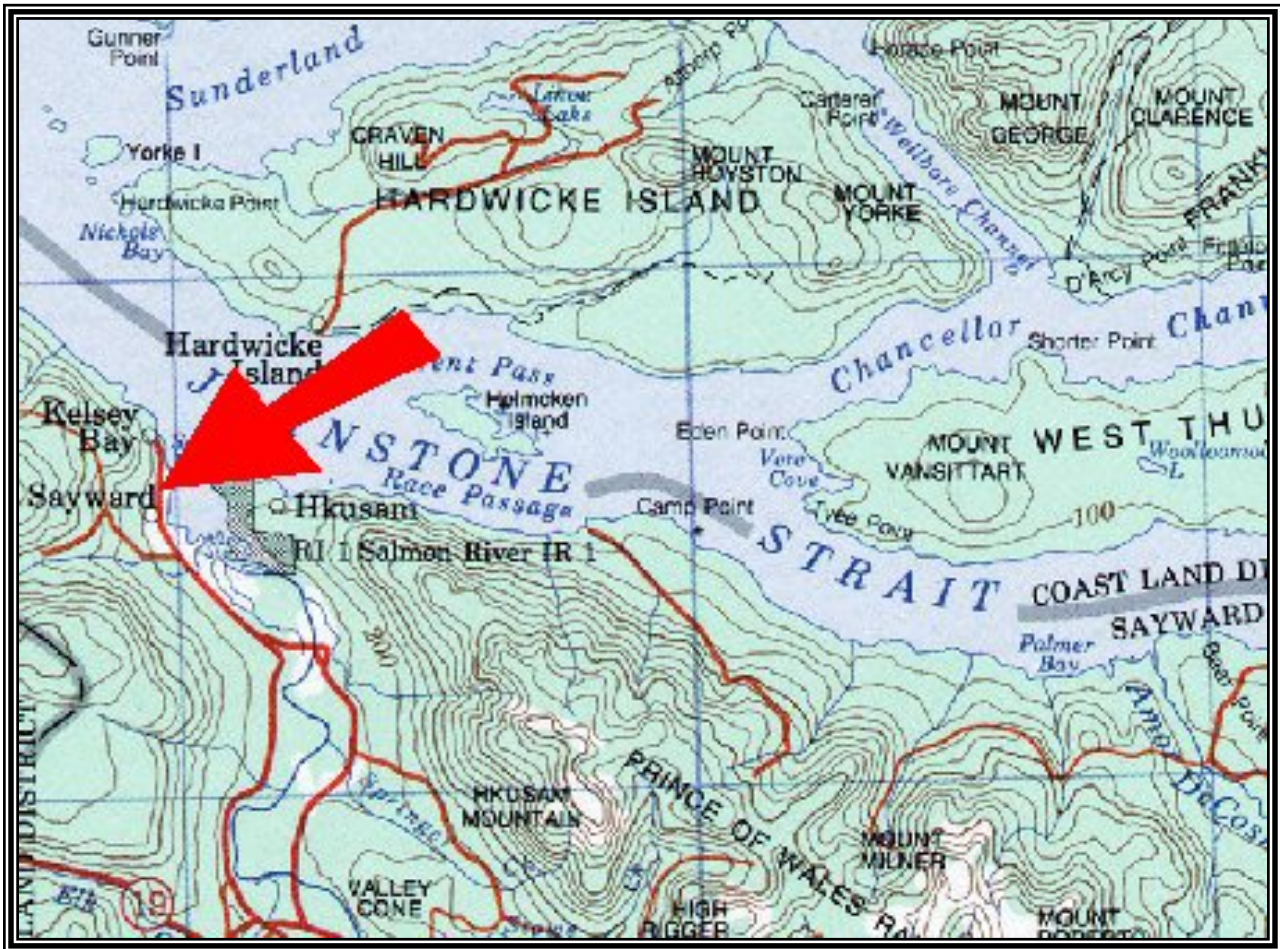
Located on the east coast of north Vancouver Island, BC, the logging community of Sayward has a population of approximately 1200 and is just 45 minutes away from Campbell River and all the facilities and shopping one would require.

The small settlement community of Kelsey Bay is located 1 mile from Sayward. This picturesque area has an abundance of wildlife, fresh, & salt-water fishing.

Outdoor recreation includes caving, kayaking, hiking, whale watching, wildlife viewing, and exhilarating river rafting on the Salmon River.



Robson Bight Provincial Park - west of Sayward in Johnstone Strait, provides ocean adventurers with a sure thing when it comes to whale watching.



Zoning: C1
Village of Sayward
Latitude: 50° 24' Longitude: 125° 58'

Listing Salesperson: **Ed Handja**
1-800-563-7322 or cell (250) 287-0011
www.bcoceanfront.com

Coast Realty Group (CR) Ltd.
1211 Cypress Street, Campbell River, B.C. V9W 2Z3
Office: (250) 287-2000 • Fax Line: (250) 287-7090

Best efforts have been made to provide the most current and accurate information from sources believed to be reliable. Buyers should verify any information that is important to them to their sole satisfaction. Ed Handja and his team will make all efforts to assist clients through this process.



Sayward Foods information sheet

The store is approximately 8000 sqft. The current inventory is approximately \$115,000. Monthly lease rate is \$1800. Equipment is included in the asking price. Their current hours of operation are Mon - Thurs 9a.m. to 7 p.m. Fri & Sat 9a.m. to 8 p.m. Sun & Holidays 10a.m. to 5 p.m.

gross profit before expenses was approx. \$192,000 for 2007 & \$170,000 for 2006 - year end is Feb 28.

List price of the business is \$169K + inventory which is **typically \$110,000 – \$115,000**

Gross sales exceed \$1.1M - annual **net \$192,000** Percentage breakdown as follows: produce & bakery 11%, lottery 10%, liquor 21%, fuel 3.5% Grocery & general sales 54.5%.

Seasonal fluctuation **but fairly steady all year due to location, limited competition**

employees **7 including the owner - wages paid = \$87,000**

Owner has **minimal involvement in day to day operations as they run another business as well**

Net pay for management - **approximately \$65,000 per year**

No bad debts

Financial statement – **cash shortage – due to outstanding deposits**

Both trucks come with the purchase – 1985 5 ton Chev & 1997 3/4ton GMC diesel – good shape – just spent \$7000 on it

Gas tanks are 15 – 20 years old

SAYWARD FOODS LTD - EQUIPMENT LIST

OFFICE	QUANTITY	SERIAL #
SEANIX COMPUTERS	2	
HEWLETT PACKARD LASER PRINTER	1	
BROTHER FAX MACHINE	1	
OFFICE DESKS	2	
OFFICE CHAIRS	3	
CALCULATORS	3	
PAPER SHREDDER	1	
FILING CABINETS	2	
4 CAMERA SECURITY SYSTEM	1	
ALARM SYSTEM - PANIC BUTTON	1	
TILLS		
TEC 1650 TILLS	2	
DIGITAL SCALES	2	SL47-N-1
SCANNERS	2	
JSMENU SOFTWARE	1	
FUEL		
2000 GALLON FUEL TANK (1986)	1	
3000 GALLON FUEL TANK	1	
EQUIPMENT FOR GAS		
TOKHEIM FUEL PUMP	1	#2250CPR 98330283 98330286
STORE ITEMS		
PARAGON CHECK OUT COUNTER	1	
BELL PAR CHECK OUT COUNTER	1	
SHOPPING CARTS		
PALLET JACK	1	
5 AISLE 28' HUSSMANN SHELVING		
WALL SHELVING		
BAKERY ITEMS		
TEC METRIC WEIGH SCALE	1	
OVER WRAP MACHINE	1	
GLOBE SLICER	1	
GLENRAY HOT DOG MACHINE	1	
STOVE	1	
MICROWAVE	1	
DAYON BREAD SLICER	1	
DAYON BAKERY PROOFER OVEN	1	JET AIR JA-14
ASSORTED BREAD PANS - RACKS & TRAYS		
BAKERY SHOW CASES	2	
TABLE & CHAIRS FOR COFFEE	3	
TEC LABEL MACHINE	1	SL-5900

COOLERS & FREEZERS

PRODUCE COOLER 8' X 8'	1	
MEAT COOLER 12' X 8'	1	
GENERAL BEER COOLER 8' X 10'	1	
WALK IN FREEZER 8' X 12'	1	
HUSSMANN UPRIGHT FREEZER	4	#UHML51TF
		1327112
		1327626
		1327116
		1327123
HUSSMANN PRODUCE CASE 24'	1	
DEEP FREEZE	1	
MEAT/DAIRY CASE 24'	1	
MILK CASE 12'	1	
UNC WINE/CIDER COOLER 9'	1	

GENERAL

WINE RACKS	3	
HOBART MEAT GRINDER	1	
MEAT CUTTING TABLE	1	
CHEV 3 TON TRUCK 16' TODEC BOX	1	
1997 3/4 CHEV 4X4 PICKUP	1	

606**COMMERCIAL ONE (C-1)****1. PERMITTED PRINCIPLE USES****On any lot:**

- a) Retail;
- b) Offices, medical clinics;
- c) Banks and other financial institutions;
- d) Theatres and entertainment centres;
- e) Services establishments;
- f) Tourist accommodation;
- g) Restaurants, licensed premises;
- h) Neighbourhood pubs;
- i) Automobile service stations;
- j) Light industrial.

2. PERMITTED ACCESSORY USES

- a) Residential use limited to one single family dwelling;
- b) Buildings and structures accessory to the uses permitted.

3. SITE AREA

The minimum site area required is 700.0m² (7535.0 ft²)

4. LOT COVERAGE

Buildings and structures shall not cover more than 70% of the lot area.

5. SITING OF STRUCTURES

Except where otherwise specified in this Bylaw, no building or structure shall be located within:

- a) 6.0m (19.6ft) of front and rear lot lines;
- b) 1.5m (4.9ft) of any side lot line;
- d) Accessory buildings shall not be located within 1.0m (3.3ft) of a rear or side lot line.

End - C-1