

FOR SALE

Flex Commercial Owner Occupier Opportunity



Unit 202
4300 Wellington Road

Nanaimo | BC

Highlights

- ▶ 5,247 Sq. Ft. warehouse, showroom and office space
- ▶ One dock level loading door
- ▶ Concrete building
- ▶ 15' ceilings
- ▶ Excellent signage opportunities
- ▶ Outstanding location for light industrial



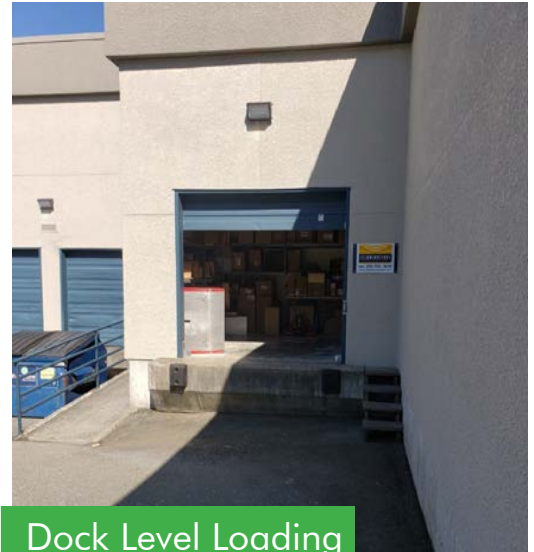
Showroom

The Opportunity

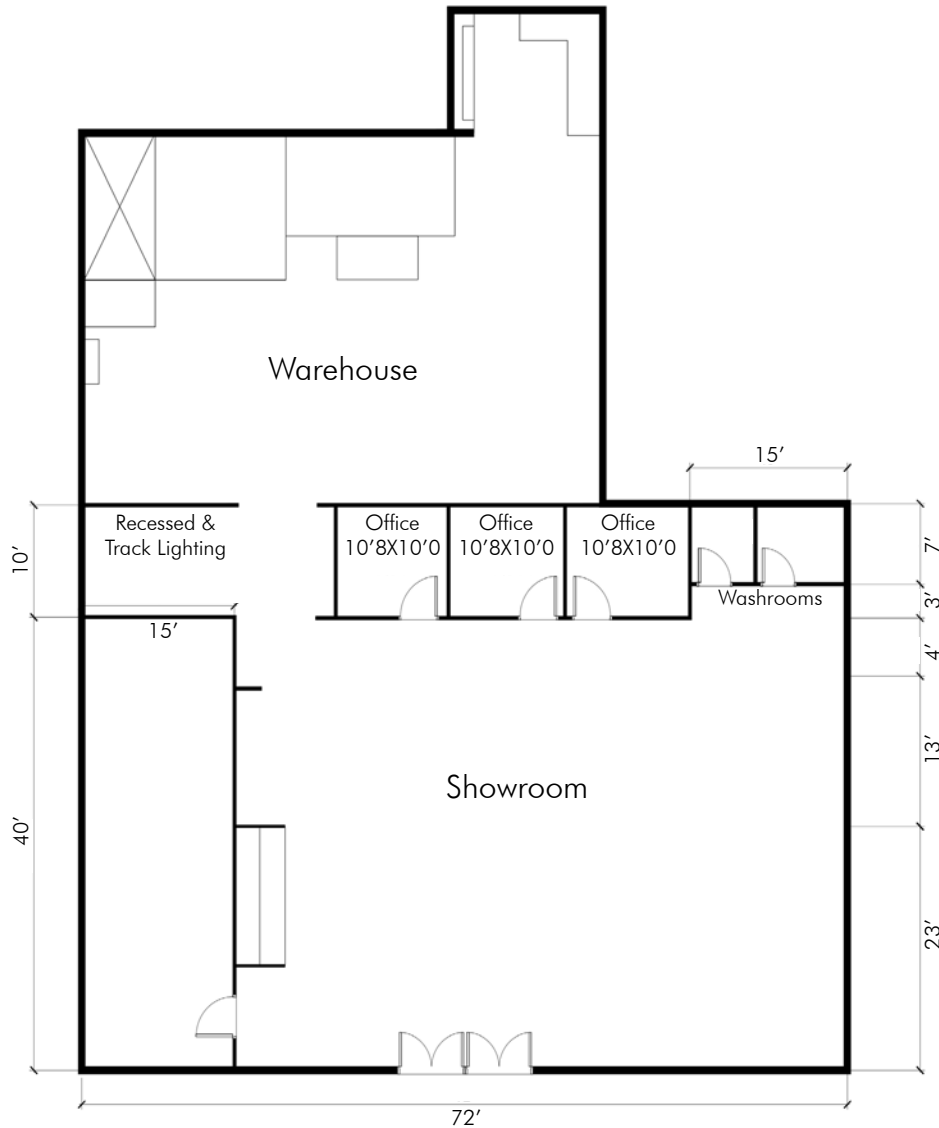
We are pleased to present the opportunity to acquire a 5,257 Sq. Ft. strata warehouse, office and showroom space in Nanaimo, BC. The space is located within Wellington Centre, a well established Business Park with direct access to the Island Highway. The efficient floorplate includes a bright open showroom area with 3 offices and 2 washrooms throughout 3,530 Sq. Ft. This high performance building has 15' ceilings and 1,717 Sq. Ft. warehouse space with 1 dock level loading door.

The Details

Civic Address	202 - 4300 Wellington Road Nanaimo, BC
PID	023-653-957
Legal Address	Strata Lot 3, Plan VIS4182, Section 5 Land District 58, Together with an interest in the common property in the proportion to the unit entitlement of the strata lot as shown on form 1
Year Built	1996
Unit Size	5,247 Sq. Ft.
Electrical	200 Amp 240 V 3 Phase
Ceiling	15'
Parking	Open parking
Loading	1 dock level loading door
Strata Fees	\$777.79
PRICE	\$1,300,000



The Floor Plan



Zoning: COR3 - Community Corridor

Uses permitted but not limited to:

- | | | |
|-------------------------------|----------------------------------|---------------------------|
| ✓ Assesmbly Hall | ✓ Museum | ✓ Repair Shop |
| ✓ Club or Lodge | ✓ Neighbourhood Pub | ✓ Restaurant |
| ✓ Commercial School | ✓ Office | ✓ Retail |
| ✓ Custom Workshop | ✓ Pawn Shop | ✓ Sign Shop |
| ✓ Daycare | ✓ Personal Care Facility | ✓ Social Service Resource |
| ✓ Financial Institution | ✓ Pet Day Care | ✓ Centre |
| ✓ Furniture & Appliance Sales | ✓ Printing & Publishing Facility | ✓ Theatre |
| ✓ Laundromat | ✓ Production Studio | ✓ University, College, |
| ✓ Library | ✓ Recreational Facility | ✓ Tech School |
| ✓ Museum | ✓ Religious Instiution | ✓ Veterinary Clinic |



The Location

The property is located in the North End of Nanaimo surrounded by a multitude of businesses in the strata complex. Situated between two major arterial routes, the Island Highway and Nanaimo Parkway provide easy servicing of surrounding communities.

CONTACT US

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