



4777

ISLAND HWY N

Nanaimo, BC

FOR SALE

High Exposure Owner-Occupier
Opportunity With Long Term
Development Potential

CBRE

INVESTMENT PROPERTIES GROUP
VICTORIA

The Opportunity

CBRE Victoria's Investment Properties Group is pleased to present 4777 Island Hwy N, a high exposure 59,720 SF property across the street from Long Lake in North Nanaimo. The existing improvements include a modern 3,144 SF automotive sales building built in 2010, an upper walk-up 1 bedroom suite/office and approximately 40,000 SF of paved surface area. The Property offers a turnkey owner-occupier opportunity with highly accommodating COR3 zoning, exceptional visibility, and direct vehicular access via Island Highway N. With up to 74,650 SF of buildable area in the current zoning, the Property also provides for significant future development upside.

The Details

Civic Address:	4777 Island Highway N, Nanaimo, BC	Improvements:	Automotive Sales Building + Upper Walk Up 1 Bed Suite
Legal Address:	Lot A, Section 5, Wellington District, Plan VIP84989, Except Part in Plan VIP86302,	Year Built:	2010
PID:	027-513-181	Construction:	Concrete Block/Wood Frame
Lot Size:	59,720 SF 1.37 Acres (BC Assessment)	Electrical:	Three Phase, 400 Amp
Building Size:	3,144 SF	Heating:	Roof Mounted Heat Pump
Frontage:	359 Feet of Highway Frontage	Roofing:	Torch On Rolled Asphalt
Property Taxes:	\$51,942 (2022)	Parking:	Approx. 40,000 SF Paved
		Access:	Via Island Hwy N (Southbound)

Price: \$3,350,000

*Contact agents for information regarding the potential of a vendor lease-back



Zoning

Zone Code:

Community Corridor (COR3)

Current Density:

0.75:1 FSR
(Up to 1.25:1 w/ Bonus Density)

Buildable Area:

74,650 SF (w/ Bonus Density)

Site Coverage:

60%

Max Height:

14 Metres

Uses Permitted:

(But not limited to)

[Click for Full Zoning Bylaw](#)

- ✓ Auto Sales/Rental
- ✓ Multiple Family Dwelling
- ✓ Hotel
- ✓ Assembly
- ✓ Club or Lodge
- ✓ Commercial School
- ✓ Daycare
- ✓ Financial Institution
- ✓ Office
- ✓ Veterinary Clinic
- ✓ Repair Shop
- ✓ Personal Care Facility
- ✓ Recreation Facility
- ✓ Fast Food Restaurant
- ✓ Retail
- ✓ Plus Many More...

OCP

OCP:

Mixed-Use Corridor

Form:

Low-Mid Rise Mixed-Use w Street Facing Commercial & Residential Above
Limited Stand Alone Residential
3 to 6 Storeys

Typical Uses:

Mixed-Use Commercial/Residential
Residential
Cultural Facilities

Density:

100 Units Per Hectare

OCP Buildable:

55 Units

Local Area Plan:

N/A



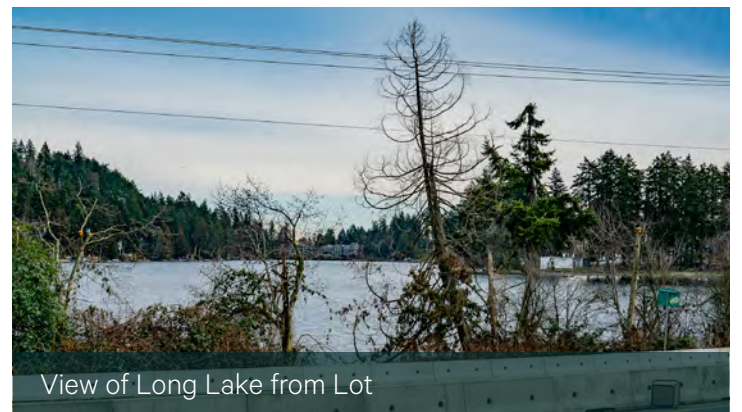
Entrance / Paved Parking Lot



Front of Building



Sales Centre



View of Long Lake from Lot

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