

For Sale

CBRE

Owner-Occupier Opportunity With Development Upside

40 & 46 Esplanade Ave & 904 Crace St | Nanaimo, BC



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The Opportunity

CBRE Limited is pleased to present for sale a 100% freehold interest in 40/46 Esplanade Ave & 904 Crace St in Nanaimo, BC (the “Property” or “Offering”). The fully fenced Property consists of 33,148 SF of land across 6 lots with a number of improvements including a 3,823 SF office building, workshop, covered storage & covered parking. The Offering provides excellent proximity to Downtown Nanaimo, the Nanaimo Port, and Hwy 1 North-Southbound. Accommodating DT4 zoning and vacant possession allow for an optimal owner-occupier opportunity. Current 2.75:1 FSR zoning density (91,578 buildable SF) provides for future development potential with unimpeded ocean views and outstanding proximity to amenities.



PRICE: \$2,850,000

Highlights

- ✓ 33,148 SF of land in the Downtown Nanaimo core
- ✓ 3,823 SF office building with 2 covered storage areas
- ✓ Workshop with grade level overhead door & dock loading
- ✓ Lot on Crace St provides rear access to Property & additional development potential
- ✓ Fully fenced & secured Property
- ✓ Unimpeded ocean views
- ✓ Convenient vehicular access to Hwy 1 North/Southbound
- ✓ Close proximity to all BC Ferries terminals
- ✓ Accommodating DT4 zoning allows for a wide range of uses
- ✓ Vacant possession provides optimal owner-user opportunity
- ✓ Future development upside with 91,578 SF of buildable area



Aerial View From Esplanade Ave



Covered Storage/Parking Area



Dock Level Loading & Storage



Offices & Reception Area

DETAILS	40 Esplanade Ave	46 Esplanade Ave	904 Crace St
PIDs:	001-826-506 001-833-057	001-833-065 008-831-386	008-831-416 008-831-424
Land Size:	11,696 SF	12,740 SF	8,712 SF
Property Taxes:	\$9,904	\$6,526	\$5,370
Improvements:	<ul style="list-style-type: none"> Office Building Covered Parking Area 	<ul style="list-style-type: none"> Open Storage Shed Workshop 	<ul style="list-style-type: none"> Bare Land
Total Land Size:	33,148 SF		
Zoning:	DT4 - Terminal Ave		
Permitted Density:	2.3:1 up to 2.75:1 FSR (Bonus Density)		
Buildable Area:	91,578 SF of Buildable Area \$31 per Buildable SF		
OCP:	Primary Urban Centre: Mixed-Use / Office / Residential / Civic & Institutional		
OCP Density:	250+ UPH (77+ OCP Buildable Units)		
DP/LAP Area:	DPA8 / Nanaimo Downtown Plan		



3,824 SF Office Building With Open Floorplan



1,256 SF Workshop & Additional Covered Storage

Zoning

(Uses permitted, but not limited to)

- Assembly Hall
- Auto Sales & Rentals
- Commercial School
- Electric Vehicle Charge Station
- Entertainment
- Multiple Family Dwelling
- Neighbourhood Pub
- Office
- Pawn Shop
- Personal Services
- Recreation Facility
- Container Recycling Depot
- Repair Shop
- Restaurant
- Retail
- Veterinary Clinic
- Wholesale

[Click for Full Zoning Bylaw](#)



SUBJECT PROPERTY

PRICE: \$2,850,000

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