

FOR SALE

3043 BARONS ROAD



Freestanding Commercial Building

3043 Barons Road, Nanaimo BC

Listing Agents

Jeff Lougheed

Vice President
jeff.lougheed@cbre.com
250 386 0001

Patrick Gunville

Senior Associate
patrick.gunville@cbre.com
250 895 1177

CBRE

3043 BARONS ROAD

Opportunity

CBRE Limited is pleased to present an exceptional opportunity to acquire a freestanding commercial building located at 3043 Barons Road. This property boasts a generous 7,417 sq. ft. of space spread across two floors. On the ground floor, you'll find a well-designed split layout: 1,254 sq. ft. showroom area alongside a functional 4,465 sq. ft. warehouse. The warehouse features a workshop and storage space, while an additional 385 sq. ft. mezzanine area sits above it. The showroom is equipped with a retail section, cashiers' area, manager's office, and a washroom. The second floor with 1,314 sq. ft., two offices, a boardroom, and another washroom.

Situated between the vibrant neighbourhoods of Wellington and Departure Bay, this property enjoys close proximity to the Country Club Shopping Centre. With its flexible COR3: Community Corridor Zoning, the subject property can accommodate a diverse range of business ventures.

Details

ADDRESS	3043 Barons Road, Nanaimo BC
BUILDING SIZE	
SHOWROOM	1,254 SF
WAREHOUSE	4,465 SF
MEZZANINE	384 SF
SECOND FLOOR	1,314 SF
TOTAL SIZE	7,417 SF
ANNUAL NOI	\$57,500.00
EXISTING LEASE	Until October 31, 2025
PID	000-084-433
ZONING	COR3: Community Corridor

Property Features



3 on-site parking stalls



Retail showroom space



Ample warehouse & storage space plus mezzanine area



2 washrooms



Two automatic 12' x 14' grade doors



400 amp power

Permitted Uses

Including but not limited to...

- Repair shop
- Custom workshop
- Laundromat
- Office
- Daycare
- Retail
- Recreational facility
- Furniture & appliance sales

Asking Price
\$1,850,000





WELLINGTON

3043 BARONS ROAD

NORWELL DRIVE

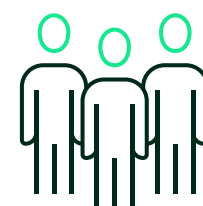
BOWEN ROAD

ISLAND HWY N

NANAIMO

3043 Barons Road, nestled in North Nanaimo between Wellington and Departure Bay, provides both convenience and community connectivity. You'll enjoy easy access to Barons Road from the Island Highway, along with proximity to several essential amenities.

Notable nearby spots include Country Club Shopping Centre, Save-On-Foods, Shoppers Drug Mart, Starbucks, and Original Joe's. Commuting is a breeze, just a ten-minute drive to the Departure Bay Ferry Terminal, fourteen minutes to Downtown Nanaimo, and twenty-five minutes to the Nanaimo Airport.



POPULATION: 170,000+

NEARBY AMENITIES

- Circle K
- Starbucks
- Edo Japan
- Original Joe's
- Dairy Queen
- Roll & Chicken
- Save-On-Foods
- Domino's Pizza
- Country Club Centre
- Shoppers Drug Mart
- Hong Kong House Restaurant



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CBRE Limited | 110-800 Yates Street, Victoria BC | V8W 1L8

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