

# 300

TERMINAL AVENUE

2 Storey Commercial Building with  
Retail & Office Opportunities



For Lease | Retail/Office

**CBRE**



# 300

TERMINAL AVENUE

## Opportunity

CBRE Limited is pleased to present a unique opportunity to lease retail/office space in the heart of Nanaimo. The property consists of two floors, featuring 1,500 sq. ft. on the ground floor and 1,600 sq. ft. on the second floor. The entire space can be leased together for a total of 3,100 sq. ft., or the floors may be leased separately. The ground floor includes two offices/private rooms, two washrooms, a kitchen, and additional storage space. The second floor offers two more washrooms and nine offices/private rooms. Ample parking is available adjacent to the property, along with excellent signage opportunities. Tenants can easily walk anywhere within the core to grab lunch, meet clients, or access the ferry to Vancouver.

## Details

ADDRESS	300 Terminal Avenue, Nanaimo BC
BUILDING SIZE	
FIRST FLOOR	1,500 SF
SECOND FLOOR	1,600 SF
TOTAL SIZE	3,100 SF
LEASE RATE	\$13.00 PSF
ADDITIONAL RENT	\$3.00 PSF
AVAILABILITY	Immediately
ZONING	DT4: Downtown

## Property Features



Ample on-site parking



11 offices/private rooms throughout



Extra storage space on the ground floor



2 washrooms on each floor



Kitchen on ground floor

## Permitted Uses

*Including but not limited to...*

- Auto part sales
- Bingo hall
- Commercial school
- Cultural facility
- Daycare
- Entertainment
- Financial institution
- Laboratory
- Laundromat
- Liquor store
- Office
- Personal service
- Recreation facility
- Retail
- Veterinary clinic










# Nanaimo

  
**NANAIMO AIRPORT**  
13 Min


  
**VICTORIA**  
96 Min

**94**  
 **WALKER'S PARADISE**  
Daily errands do not require a car.

**46**  
 **SOME TRANSIT**  
Transit convenient for most trips.

SOURCE: WALSCORE.COM

## Location

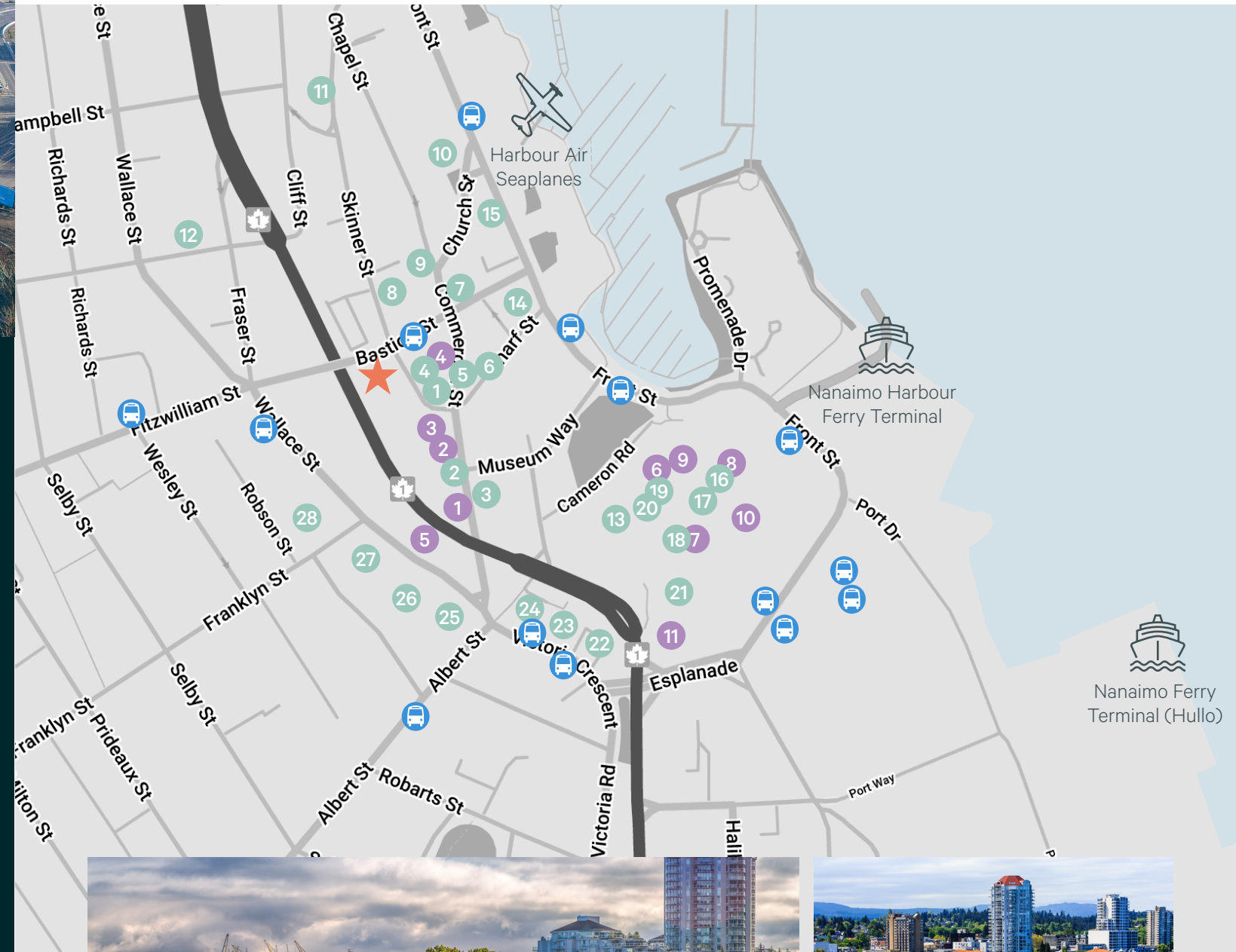
 **Subject**  
300 Terminal Avenue, Nanaimo

### Cafes + Restaurants

- |                               |                             |
|-------------------------------|-----------------------------|
| 1 Red's Bakery                | 15 The View Oceanside Grill |
| 2 Gabriel's Cafe              | 16 Subway                   |
| 3 Serious Coffee              | 17 Local Pizza              |
| 4 Milk Jam Donuts             | 18 Starbucks                |
| 5 Craft Fare                  | 19 Noodlebox                |
| 6 Mon Petit Choux             | 20 Barburrito               |
| 7 Ironworks Cafe & Creperie   | 21 Wendy's                  |
| 8 The Old City Station Pub    | 22 A & W                    |
| 9 Melange                     | 23 The Queens               |
| 10 Firehouse Grill            | 24 Nana Sushi               |
| 11 The Nest Bistro            | 25 The Vault Cafe           |
| 12 Mrs. Riches Restaurant     | 26 Diamond Indian Cuisine   |
| 13 The Pantry Restaurant      | 27 Nanda Chicken            |
| 14 Minnoz Restaurant & Lounge | 28 Mambo Gourmet Pizza      |

### Shopping & Services

- |                              |
|------------------------------|
| 1 Lucky Cloud                |
| 2 Fascinating Rhythm         |
| 3 Scotiabank                 |
| 4 Rumours Vintage Collective |
| 5 Man Lee                    |
| 6 Dollarama                  |
| 7 London Drugs               |
| 8 BC Liquor                  |
| 9 Vapour Solutions           |
| 10 Thrifty Foods             |
| 11 TD Canada Trust           |







For Lease

300 Terminal Avenue | Nanaimo, BC

## Listing Agent

Andrea Teahen

Senior Associate

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**CBRE**

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