

300

TERMINAL AVENUE

2 Storey Commercial Building with
Retail & Office Opportunities



For Lease & Sale | Retail/Office

CBRE

300

TERMINAL AVENUE

Opportunity

CBRE Limited is pleased to present a unique opportunity to lease or purchase 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	\$10.00 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

Sale Price
\$630,000





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

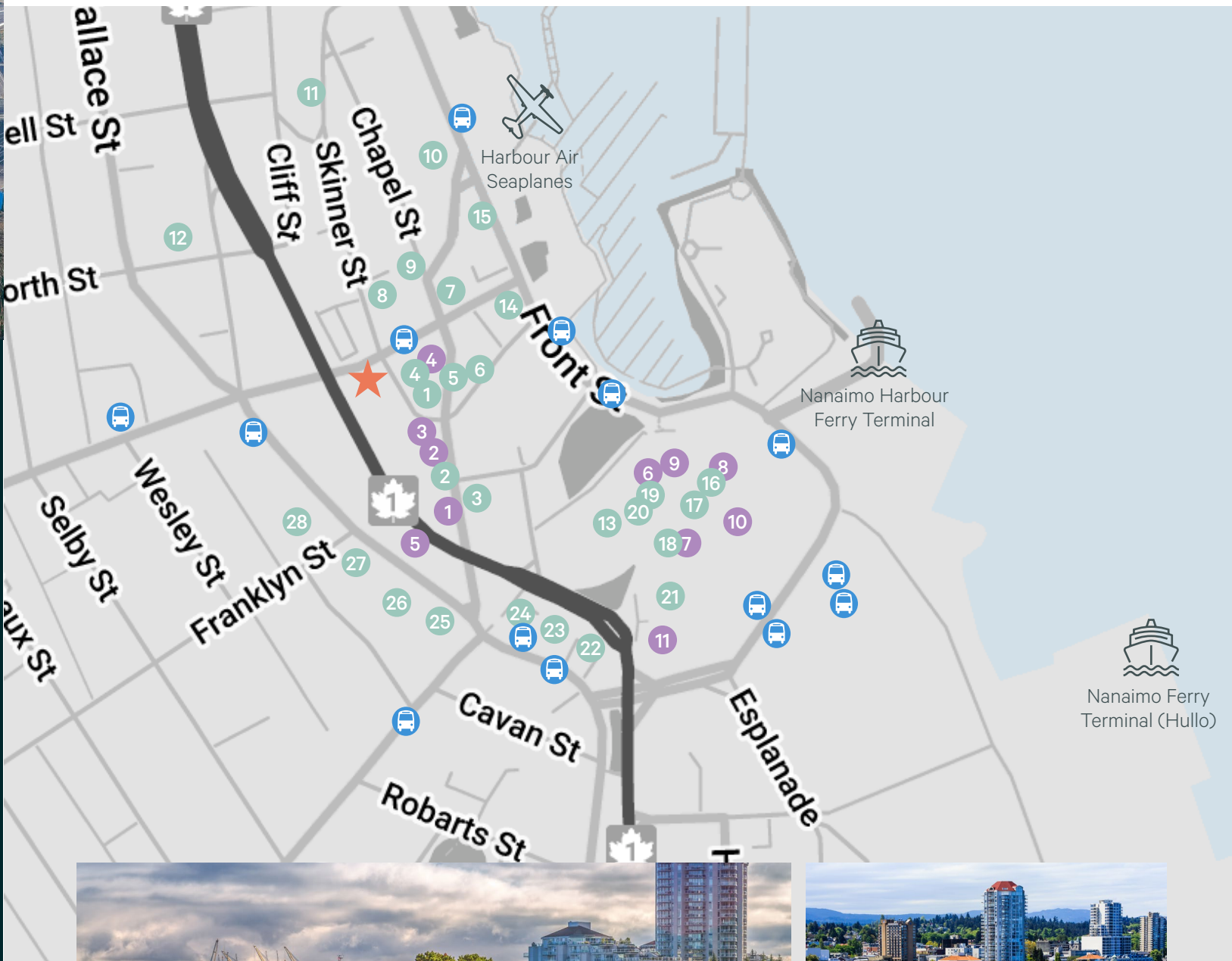
300 Terminal Avenue, Nanaimo

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 & Sale

300 Terminal Avenue | Nanaimo, BC

Listing Agent

Andrea Teahen

Senior Associate
andrea.teahen@cbre.com
250 813 3377

CBRE

CBRE Limited | www.cbrevictoria.com | 110-800 Yates Street, Victoria BC | V8W 1L8

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth