

FOR SALE

4,486 SF INDUSTRIAL OWNER-OCCUPIER OPPORTUNITY

BLOCKS FROM HIGHWAY 1 AND THE PORT OF NANAIMO

16 FIFTH STREET | NANAIMO, BC

PRICE REDUCED!



The Offering

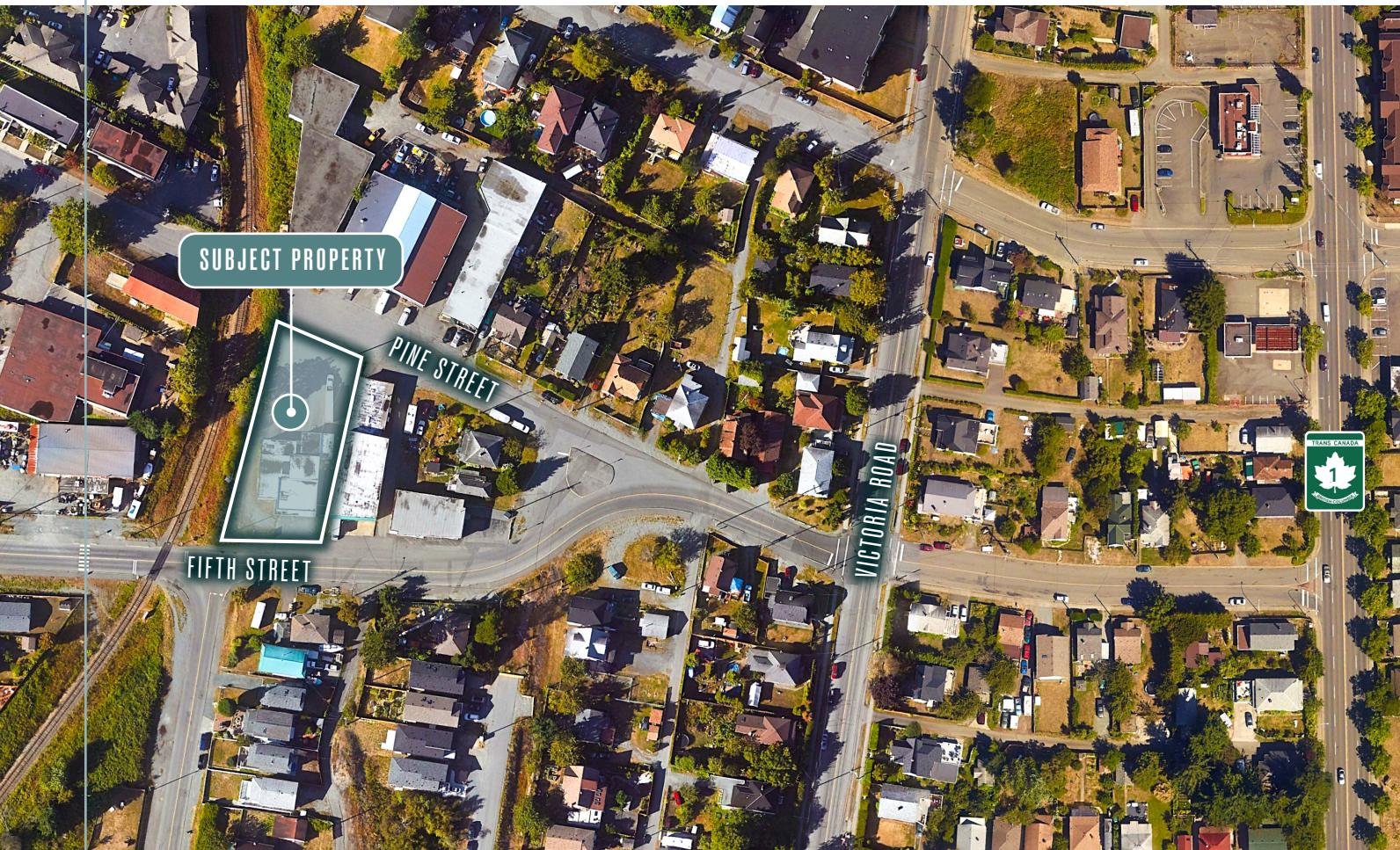
A Versatile Industrial Building Centrally Located in the Nanaimo Core

CBRE Victoria is pleased to present the opportunity to purchase a freestanding industrial building located at 16 Fifth Street in Nanaimo, BC. The 4,486 SF building is situated on a 15,894 square foot lot. The property is easily accessible from Highway 1, blocks from the Port of Nanaimo, and centrally located between the Duke Point and Departure Bay Ferry terminals. The building offers 4 dock-height overhead loading doors, and ample truck parking along the side and back of the property. Dual access via Fifth Street and Pine Street provide multiple convenient loading options. The Property is being sold with vacant possession, providing for an exceptional industrial owner-occupier opportunity.

Property Details: 16 Fifth Street / Nanaimo

Legal Description / PID:	LOT 1, BLOCK 3, PLAN VIP1662, SECTION 1, NANAIMO LAND DISTRICT (PID: 007-109-253)
Land Size:	LOT 2, BLOCK 3, PLAN VIP1662, SECTION 1, NANAIMO LAND DISTRICT (PID: 007-109-261)
Building Size:	15,894 SF
Zoning:	I1 (Highway Industrial)
Year Built:	1953
Electrical:	2 x 200-Amp Single-Phase Panels
Loading:	4 x Dock Level Loading Doors
Ceiling Heights:	10'-14'
Roof:	Torch-on Membrane
Yard:	Paved at Front & Rear
Property Taxes:	\$14,234 (2025)

Price: **\$1,300,000** **\$1,150,000**



Highlights

- + Versatile 4,486 SF industrial warehouse
- + Four dock-level overhead loading doors (3 have dock levelers)
- + Dual access via Fifth and Pine Street
- + Paved front and side yard for parking and loading
- + Includes a shower and a washer/dryer
- + Comprehensive I1 zoning (see below for permitted uses)
- + Located blocks from HWY 1
- + Minutes from Port of Nanaimo, Downtown, Ferry Terminals
- + Ideal location to service all of the mid-island communities
- + Sold with vacant possession, occupy immediately

Zoning: I1 - Highway Industrial

Uses permitted (but not limited to):

- Light industrial
- Warehouse
- Wholesale
- Truck, trailer and heavy equipment sales
- Tools/equipment rentals and sales
- Repair shop
- Recycling drop off center
- Production bakery
- Food and beverage processing



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