



For Sale | 4300 Wellington Road, Nanaimo, BC
Nanaimo Light Industrial/Service Commercial Investment Opportunity

Four (4) Fully Leased Strata Units to Triple A Covenants



The *Opportunity*

Units 101, 102, 301 & 309

To acquire 4 strata units that are 100% occupied by strong tenants at Wellington Centre in Central Nanaimo

Secure in-place income with considerable future upside by way of renewing tenancies and the option of selling individual units in the future.

Location

4300 Wellington Road is located in Central Nanaimo overlooking Long Lake, in an area of established service commercial and residential development, just north of the Island Highway North & Jingle Pot Road intersection. The property is close to all amenities and 10 minutes (+/- 6 km) north of the BC Ferry Terminal at Departure Bay and downtown float plane terminals



Property Information

Civic Address #101, 102, 301 & 309 - 4300 Wellington Road, Nanaimo, BC

Legal Description PID 023-653-931, 023-653-949, 023-802-677 & 023-911-956
Strata Lots 1, 2, 5 & 9, Section 5, Wellington District, Strata Plan VIS 4182

Strata Unit Sizes	
Lot 1	4,604 SF
Lot 2	3,349 SF
Lot 5	10,282 SF (Includes 3,981 sf mezzanine)
Lot 9	11,809 SF
Total	30,044 SF

Tenancies Units 101 & 102 (Lots 1 & 2) Long-term tenant operating as CBI Health Centre (Summit Injury Management)

Unit 301 (Lot 5): Long-term tenant known as Gardaworld Cash Services Canada.

Unit # 309 (Lot 9): Long-term tenant (BC Ferries) who uses the property for a food stocking/delivery warehouse.

Property Profile



BC Ferries



Garda World



CBI Health



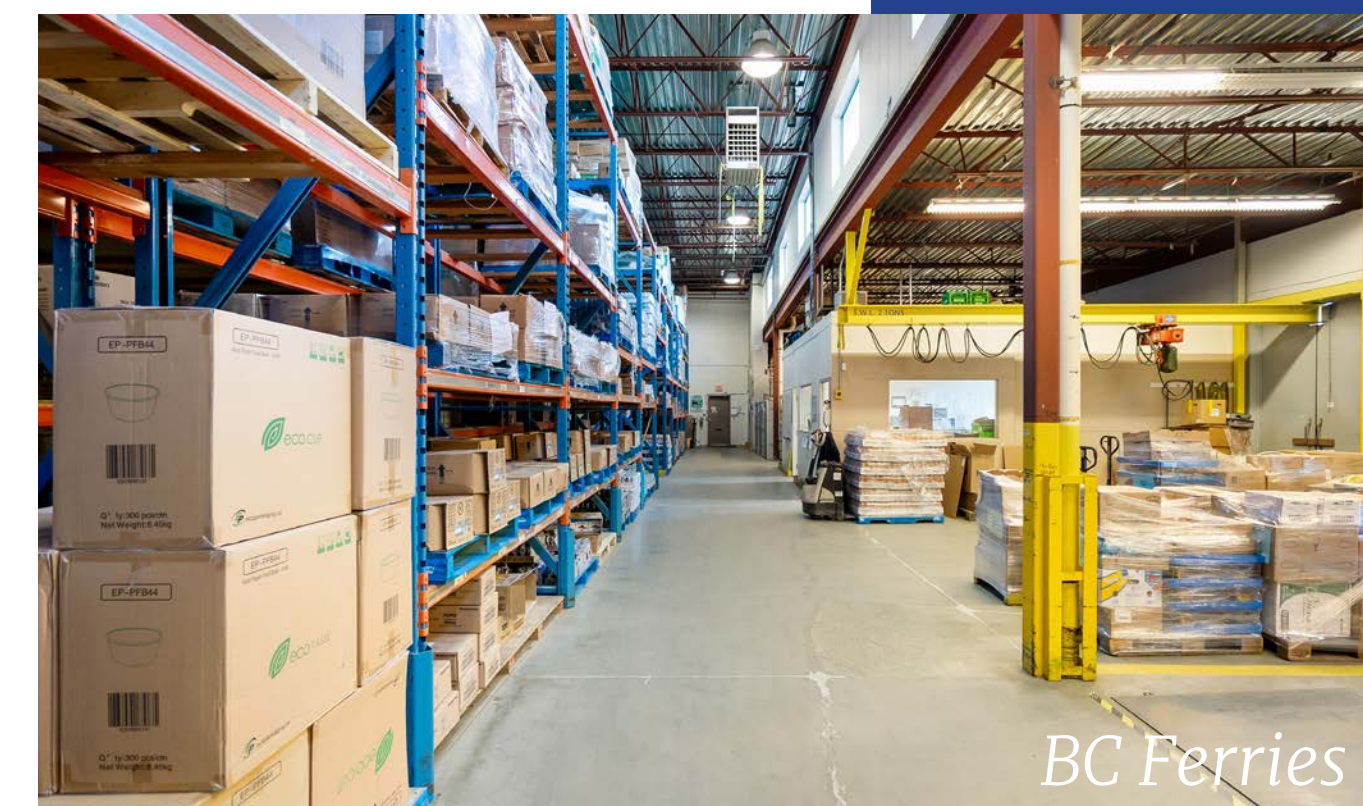
Zoning COR3, Community Corridor. This zone permits a wide range of commercial and residential uses intended to meet the day to day needs of the surrounding community. Note: The existing warehouse uses for Units #301 and 309 are now considered “legal, non-conforming uses” due to changes in the zoning bylaw in 2011. The City’s Planning Department indicates that these uses can continue indefinitely unless they cease for a period exceeding six (6) months.

Services: Full municipal services exist on site.

Assessment ⁽²⁰²⁴⁾ & Taxes ⁽²⁰²³⁾



	#101	#102	#301	#309
Land	\$476,000	\$653,000	\$1,447,000	\$1,761,000
Improvements	\$186,000	\$258,000	\$463,000	\$415,000
Total	\$662,000	\$911,000	\$1,910,000	\$2,176,000
2023 Taxes	\$11,748	\$16,225	\$34,149	\$38,966



Net Income & *Due Diligence Documents*

To receive access to Colliers' virtual data room which contains further information on the offering, please execute and return the confidentiality agreement and associated disclosure documents to the listing agents.

Asking Price

\$6,750,000

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