



# For Sale or For Lease

1809 Bowen Road & 1702/1708/1714 Kerrisdale Road | Nanaimo, BC

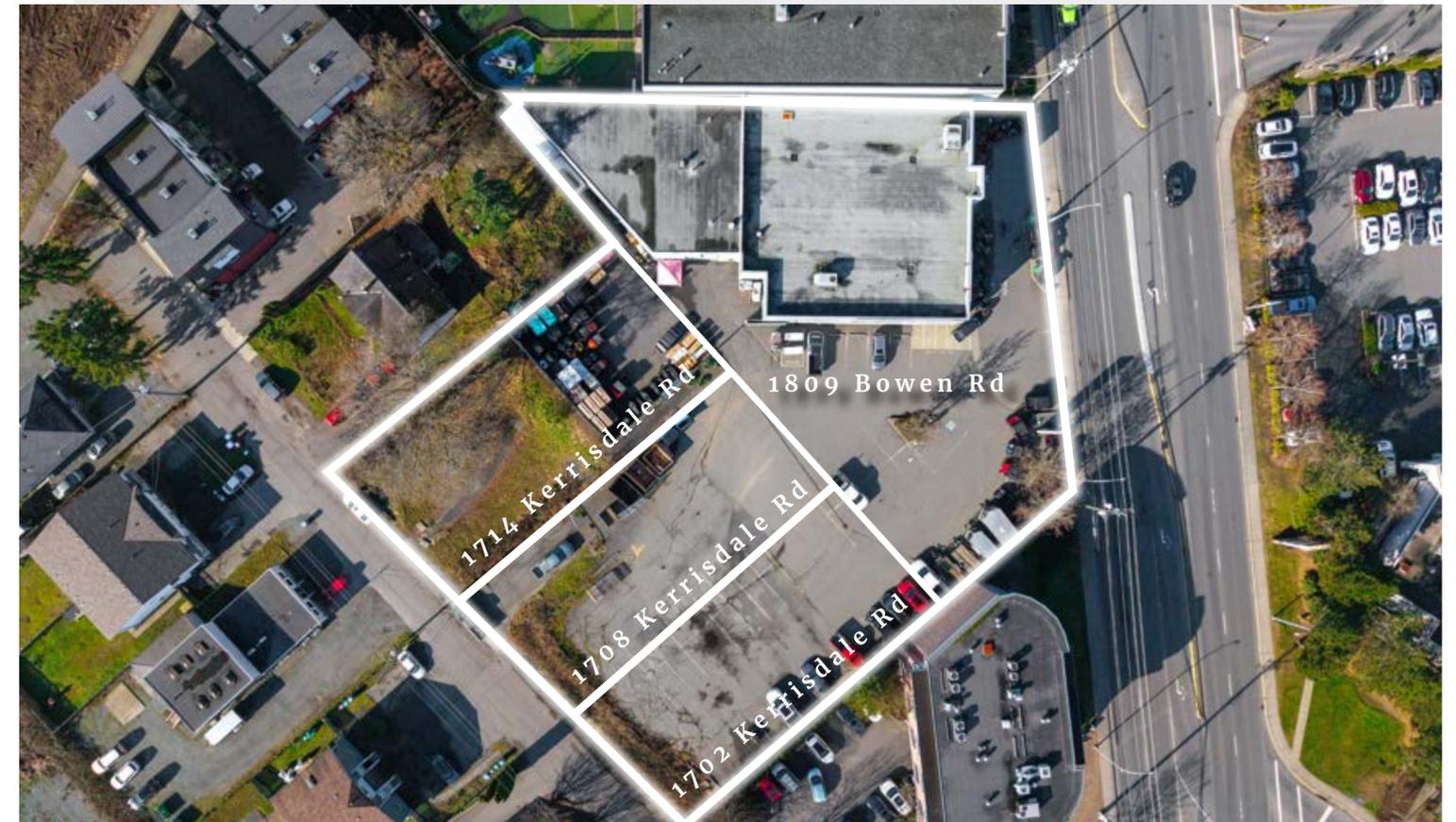
Sterling Clerx  
Senior Associate

Jason Winton  
Vice President & Managing Broker

# The Offering

This modern, 11,511 square foot (SF) showroom + mezzanine, service centre and warehouse facility on 1.33-acres benefits from unmatched exposure and access from Bowen Road in central Nanaimo. This prominent location is minutes from BC Ferries Departure Bay, the Island Highway 19, Downtown Nanaimo, and offers exceptional connectivity to key amenities.

The offering is comprised of four (4) legal titles which provide a purchaser with access via Kerrisdale Road and N/S bound access from Bowen Road, significant onsite parking and yard storage options, future redevelopment and disposition potential. Under current ownership, the Kerrisdale addresses have been used as secure storage and supplementary parking with the Bowen address as their primary dealership and service centre for Honda, CFMOTO, BMW MOTORRAD and SURRON motorcycle products.



## Property Details

Civic Address	1809 Bowen Road	1702 Kerrisdale Road	1708 Kerrisdale Road	1714 Kerrisdale Road
Legal Description	PARCEL A, LOT 17, PLAN VIP7272, SECTION 15, RANGE 8, MOUNTAIN LAND DISTRICT, PORTION (DD51728N)	LOT 12, PLAN VIP7272, SECTION 15, RANGE 8, MOUNTAIN LAND DISTRICT	LOT 13, PLAN VIP7272, SECTION 15, RANGE 8, MOUNTAIN LAND DISTRICT	LOT 14, PLAN VIP7272, SECTION 15, RANGE 8, MOUNTAIN LAND DISTRICT
PID	000-081-914	000-079-928	000-079-901	005-685-001
Lot Size	27,800 SF	9,800 SF	9,800 SF	9,800 SF
Assessed Total Value (2026)	\$2,774,000.00	\$480,000.00	\$480,000.00	\$480,000.00

# Construction & Improvements

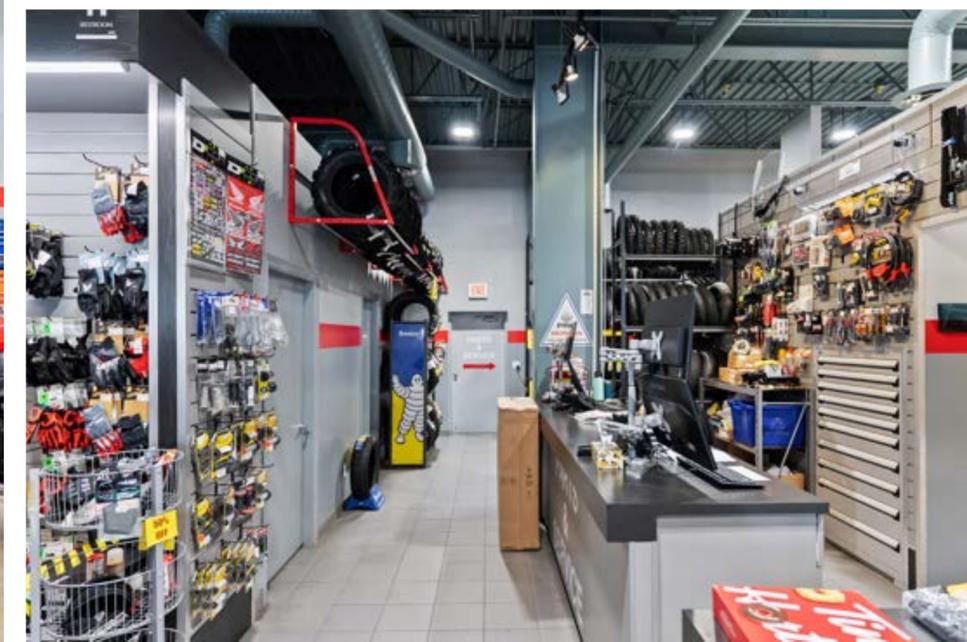
## SHOWROOM - 7,653 SF

- **Foundation:** concrete
- **Exterior & Frame:** primarily steel frame with glass and met clad curtain walls, masonry block and miscellaneous wood frame
- **Roof:** Torch-on membrane over insulate on steel deck, open web steep joists and support beams
- **Electrical:** Main Service – 600 amp
- **HVAC:** Package roof top heat pumps (2) with programmable thermostats
- **Ceiling Height:** Approximately 16'

## WAREHOUSE & SERVICE CENTRE - 3,858 SF

- **Foundation:** concrete
- **Exterior & Frame:** Masonry block
- **Roof:** Torch-on membrane over insulate, wood deck, engineered wood trusses
- **HVAC:** ceiling hung radiant unit heater
- **Loading Bay:** 1

**TOTAL = 11,511 SF + 1,183 SF MEZZANINE**





# Zoning & Land Use Considerations

**Community Corridor (COR 3)** – this zone provides for a wide range of uses intended to meet the day-to-day needs of the surrounding community.

## Permitted uses include, but are not limited to:

- Artist's Studio
- Automobile Sales and Rental – site specific approval
- Assembly Hall
- Boarding and Lodging
- Bingo Hall
- Club or Lodge
- Commercial School
- Daycare
- Financial Institution – drive-thru bank terminals shall not be permitted
- Furniture and Appliance Sales
- Hotel
- Laundromat
- Library
- Museum
- Neighborhood Pub
- Office
- Personal Care Facility
- Pet Day Care
- Production Studio
- Recreational Facility
- Religious Institution
- Repair Shop
- Restaurant
- Retail – stipulations apply
- Sign Shop
- Social Services Resource Centre
- Theatre
- University, College, Technical School
- Veterinary Clinic



# The Location

**Parksville**  
30 minutes / 36 km

**BC Ferries Departure Bay Terminal**  
8 min | 4.4 km

**Northfield Highway Onramp**  
4 min | 2.4 km

**Nanaimo Regional General Hospital**  
2min | 1.1 km

**BC Ferries Duke Point Terminal**  
8 min | 4.4 km

**Nanaimo International Airport**  
19 min | 19 km

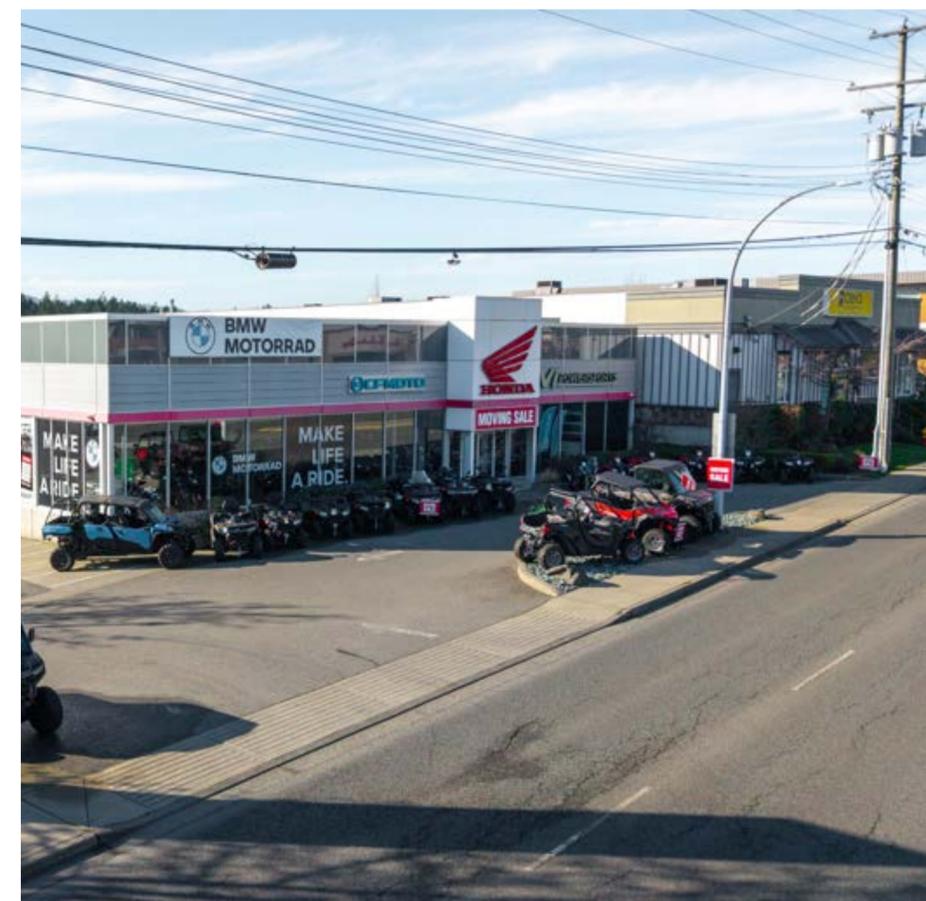
**Victoria**  
1 h 40 min | 117 km

## Location Highlights

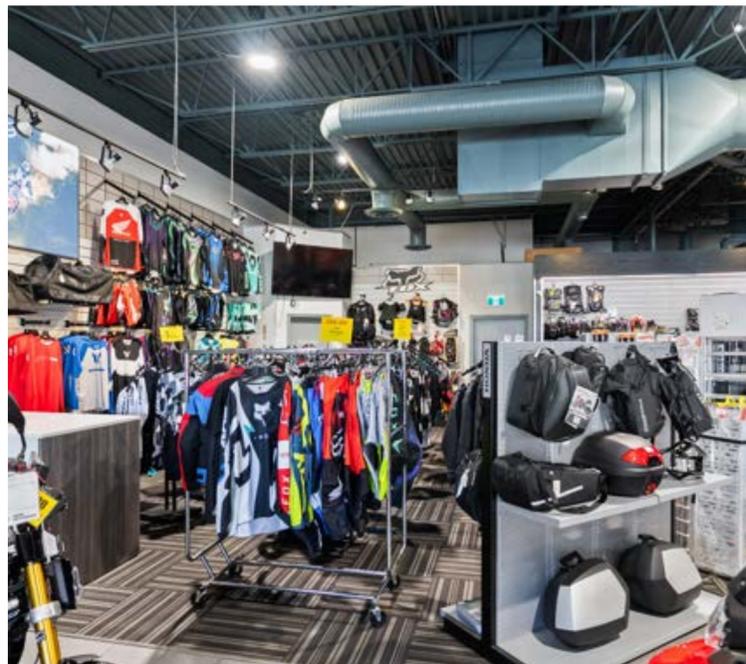
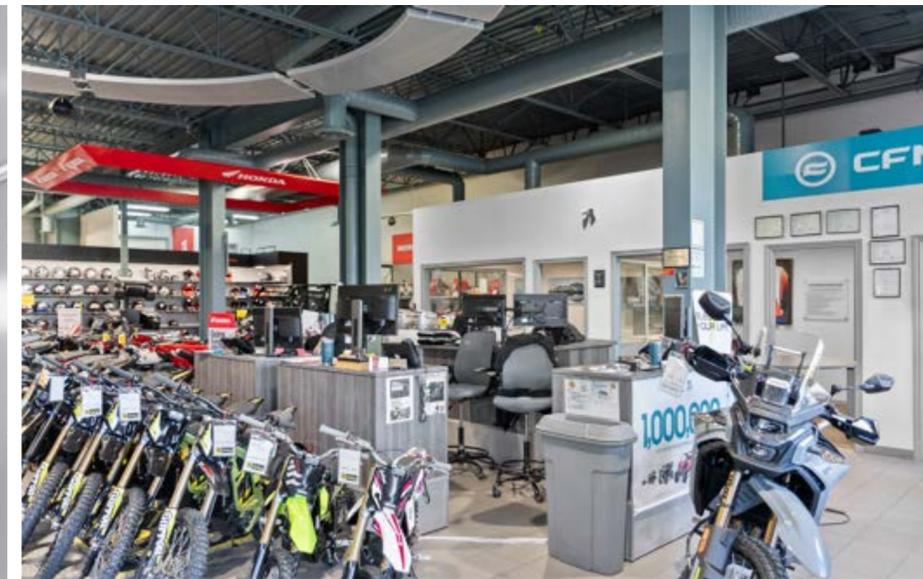
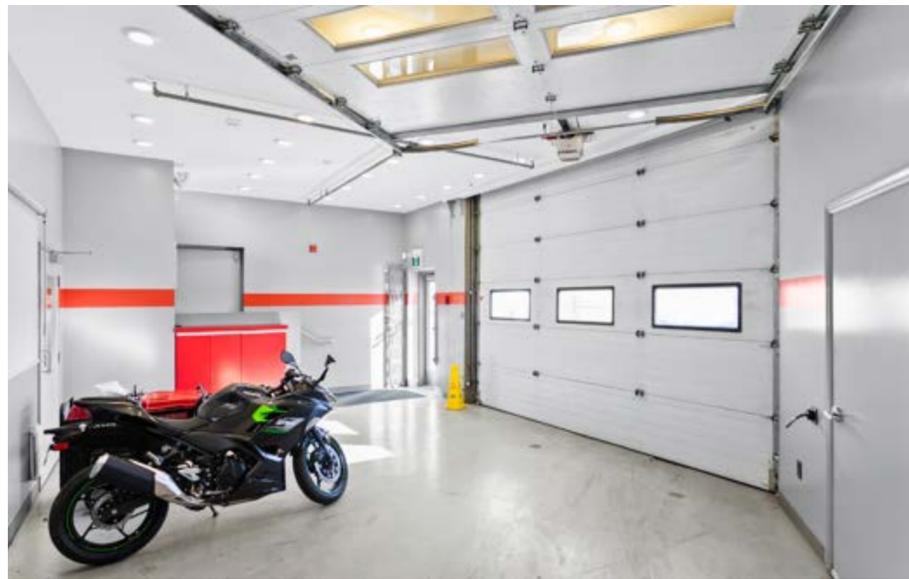
Nanaimo, BC ranks as the top city in British Columbia and second in Canada for quality of life per Numbeo's 2026 Quality of Life Index. Known as the 'Harbour City', Nanaimo is noted for high purchasing power, excellent climate, low pollution and fast commute times.

The subject properties benefits from immediate access to major inter-Nanaimo thoroughfares, highway systems, ferry and seaplane terminals and more.

# Exterior Gallery



# Interior Gallery



Asking Sale Price: \$5,789,000  
Asking Lease Rate: \$25.00 PSF Net  
Estimated NNN (2026): \$9.48 PSF

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