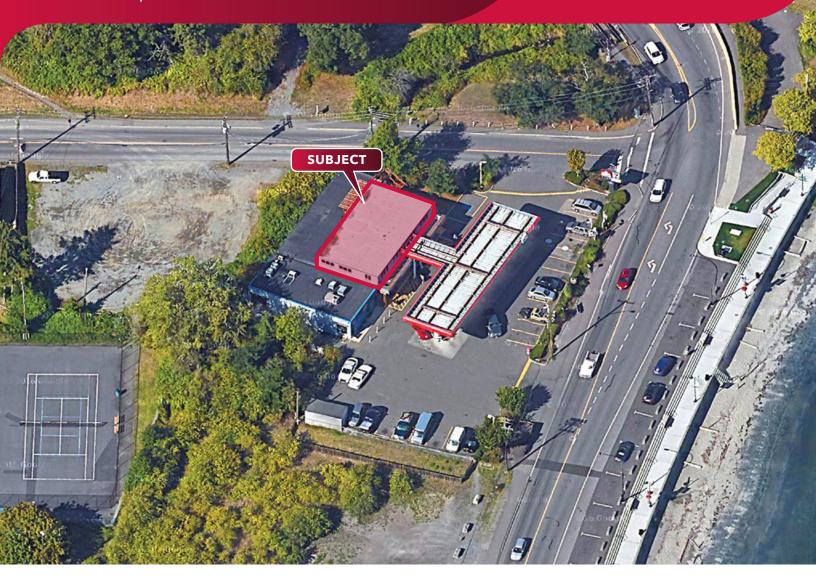
# FOR LEASE | OFFICE 2ND FLOOR - 2875 DEPARTURE BAY ROAD NANAIMO, BC





- ▶ 2,000 SF Second Floor Office with Departure Bay Views
- ► Can Be Used as Commercial or Residential

### Location

The property is situated on the south side of Departure Bay Road and Bay Street, a 5-minute drive from Departure Bay ferry terminal. Co-tenants Petro-Canada, 7-11, and Vancouver Island Liquor Store.

# **Highlights**

- ► High exposure
- ► Great signage opportunity
- ► Surface parking stalls
- ► Corner location
- ▶ Premises above 7-Eleven

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# **Available Space**

2,000 SF

## **Lease Rate**

\$17.00 PSF gross

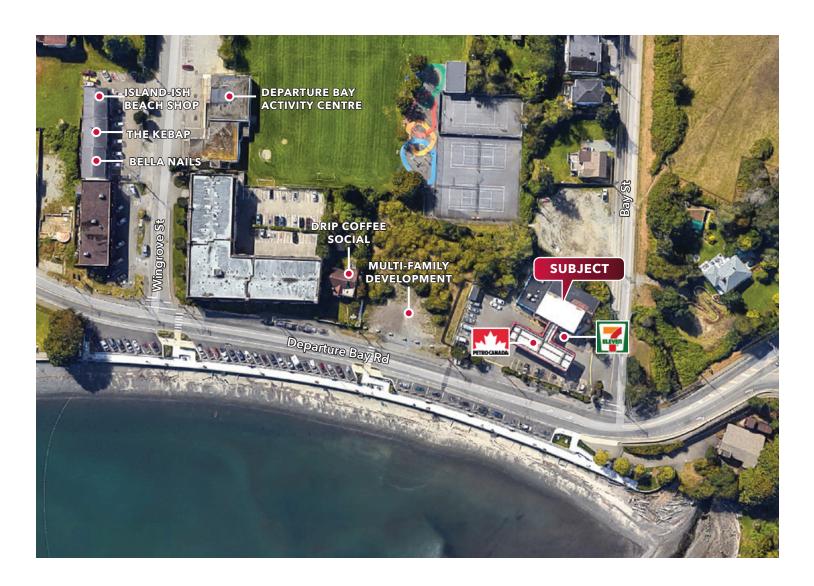
## **Zoning**

CC2 Neighbourhood Centre

## **Traffic Count**

11,000 VPD on Departure Bay Road & Bay Street (City of Nanaimo 2018)

Demographics	3 km
Population	32,114
Daytime Population	26,580
Median Age	44
Households	11,844
Average Household Income	\$87,229



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