



For Sale | Rare Institutional Land and Buildings Offering

1724 Vowels Road, Nanaimo, BC



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The Offering

Colliers International is pleased to offer for sale a turnkey institutional property located in the Regional District of Nanaimo, BC. 1724 Vowels Road comprises four buildings, in superior condition, totaling +/- 30,609 square feet on 7.816 acres of land. The subject property is located on Vowels Road which has direct access/egress to the Trans-Canada Highway.

The property is in close proximity to the Nanaimo Airport located on the east side of the Trans Canada Highway less than 5 minutes' drive distant. Downtown Nanaimo is 15 minutes from the subject property.

Location

Vowels Road is in immediate proximity to the Trans Canada Highway, allowing easy access to Vancouver Island's major traffic thoroughfare and commercial markets. The Nanaimo Airport node is approximately 90 km north of Victoria, 35 km north of Duncan, and 13 km south of downtown Nanaimo. The City of Nanaimo is the second largest city on Vancouver Island and has the distinction of consistently being one of the fastest growing communities on Vancouver Island, and in British Columbia. This is largely due to its strategic location in mid-Vancouver Island with excellent transport links, particularly to the Vancouver region, including the Nanaimo Airport; two float plane services; two BC Ferry terminals, and the Island Highway providing north/south ground transportation links for the Island. Since 2020 four of the five fastest-growing census metropolitan areas in Canada were in BC. Nanaimo was tied for fifth as the fastest growing community in Canada. Development has continued apace with record building activity based primarily on housing construction, institutional and other forms of commercial development.



Nanaimo International Airport

▲ Downtown Nanaimo
~14 minutes / 13 km

◀ Duke Point BC Ferries
~15 minutes / 16 km

Duncan
~30 minutes / 38 km

The Property

Civic Address:	1724 Vowels Road, Nanaimo, BC	
Legal Description:	LOT A, SECTION 1, RANGE 7, CRANBERRY DISTRICT, PLAN 41548 PID: 000-685-119	
Zoning:	I1.2 - Institutional Zone (Regional District of Nanaimo) <i>Permitted uses include: public assembly, utility use, emergency services, school. Accessory uses include residential use. Despite 4.13(b), Personal Care and Personal Care Unit shall not be permitted.</i>	
Improvement Sizes:	Assembly Hall	25,240 SF
	Residence Building	3,738 SF
	Workshop	1,200 SF
	Garage	431 SF
	TOTAL:	30,609 SF
Services:	Sewage disposal is via septic tank and field system located near the front portion of the property. Water is provided by well with appropriate filtration system in place. Dedicated hydro lines are supplied from Vowels Road.	
Max. Site Coverage Allowable:	50%	

Site Information

According to BC Assessment the site comprises 7.816 acres and is irregular in shape bordered by Haslam Creek to the north; Vowels Road at the south property line, and by residential properties to the east and west. The property has approximately 180 feet of frontage onto Vowels Road via security gates and the site is level and predominantly paved to include expansive parking fields providing +/-350 stalls surrounding the various improvements allowing access to the buildings from all sides, with excellent drive aisle space.



Improvement Information

The property is currently improved with four buildings including a large assembly hall, a residence building, workshop, and a double garage.

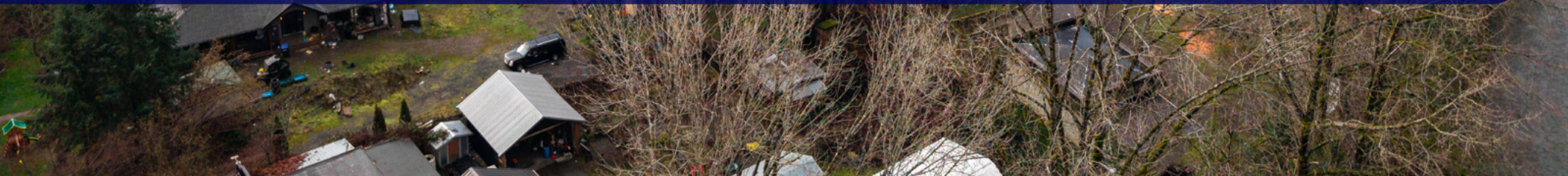
The **main assembly hall building** features a +/-25,240 SF auditorium assembly hall with seating capacity of 862. There is overflow capacity of 272 seats shared between the cafeteria and ancillary meeting room areas. Additionally, existing within the main assembly building is a smaller auditorium hall with seating capacity of 226 including ancillary meeting room with kitchen. The main building further contains two accommodation units each containing a four piece bathroom, kitchen with stove, fridge and sink. Lastly, there is a two-bedroom, two-bathroom suite which features full kitchen and laundry.

The second largest improvement on the property is the **residence building** which totals +/- 3,738 SF, comprised of two residential suites, an upper storage room and an underground parking garage. The 1st floor features a 2-bedroom plus den residential suite including laundry, four-piece bathroom and kitchen. The balance of the main floor is comprised of the garage with extra wide overhead grade level door accessed from the west side of the building. The upper floor features a 1-bedroom suite with four-piece bathroom and kitchen. The balance of the upper floor features an open storage area.

The larger **workshop building** is located at the rear of the property and totals some 1,200 SF. This improvement houses the landscaping and maintenance equipment for the grounds.

The final building is a 431 SF double car **garage** located behind the main assembly hall suitable for vehicle parking and/or storage.

The property includes substantial paved parking providing approximately 350 parking stalls. The main entrance is improved with electronic gated access.



Exterior *Gallery*



Interior *Gallery*





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Asking Price: \$5,600,000



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