



# For Lease | 201-4300 Wellington Road, Nanaimo, BC



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## The Offering

Colliers is pleased to present unit 201 in 4300 Wellington Centre in Central Nanaimo. This strata complex is ideally situated with immediate access to the Island Highway 19A, Wellington Road and nearby access to Nanaimo Parkway feeder Mostar Road.

This 19,237 square foot (SF) Community Corridor (COR-3) zoned property is presently tenanted by VIP Gymsports and outfitted as such; the interior is finished with open gymnastics and fitness areas with approximately 13,737 square feet of main level area and 5,500 square feet of second level area.



# Salient Details

Civic Address: 201-4300 Wellington Road, Nanaimo

Legal Description: STRATA LOT 4 SECTION 5 WELLINGTON DISTRICT STRATA PLAN VIS4182 , TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT , ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

PID: 023-653-965

Square Footage:	Ground floor	13,737 SF
	Second Level	5,500 SF
	TOTAL	19,237 SF

Zoning: Community Corridor (COR-3)

Parking Spaces: 50

Access: Dual dock loading

## Community Corridor (COR-3) Zoning:

This zone provides for a wide range of uses intended to meet the day-to-day needs of the surrounding community.

*Permitted Principle uses include but are not limited to:*

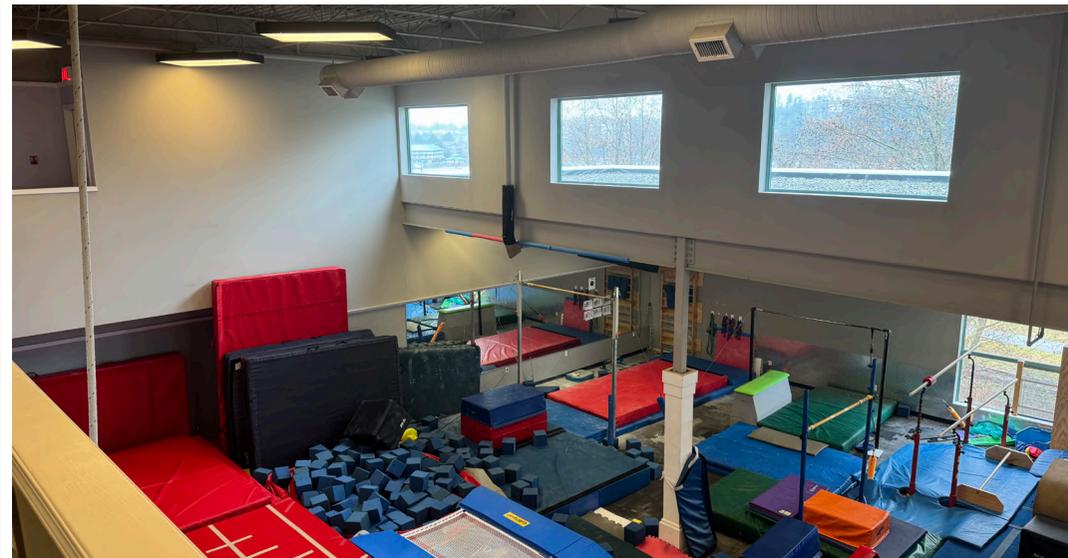
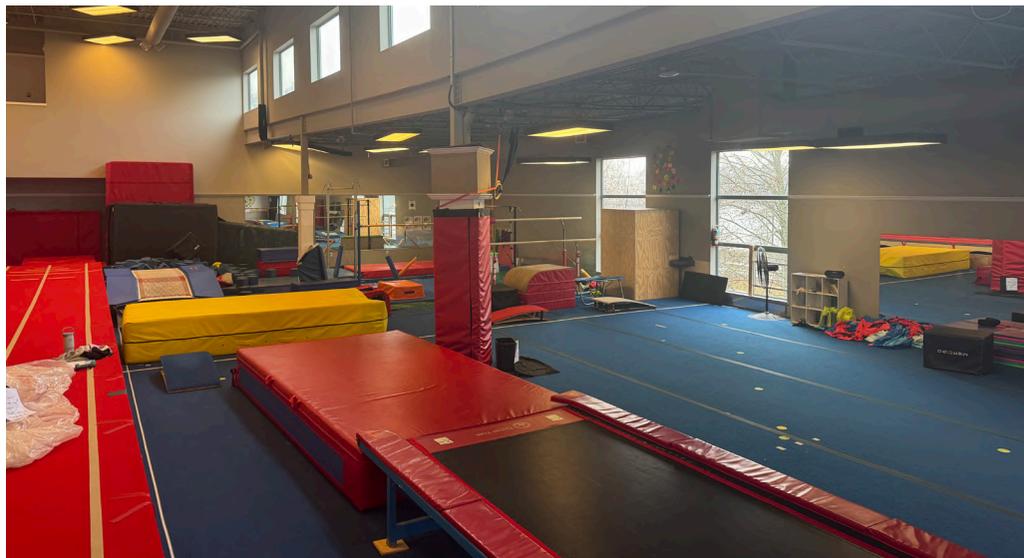
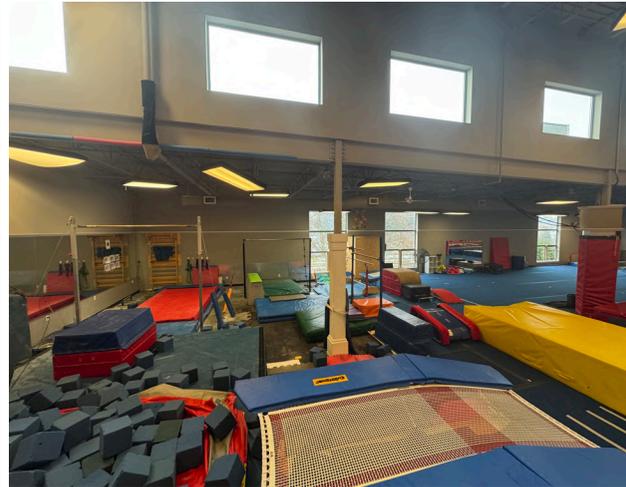
- Automobile sales and rental
- Assembly Hall
- Bingo Hall
- Club or Lodge
- Commercial School
- Daycare
- *Financial Institution*
- Furniture and Appliance Sales
- Laundromat
- Library
- Museum
- *Office*
- *Pawn Shop*
- Personal Care Facility
- Pet Daycare
- Printing and Publishing Facility
- Production Studio
- Recreational Facility
- Religious Institution
- *Repair Shop*
- Restaurant
- *Retail*
- Social Service Resource Centre
- Theatre
- University, College, Technical School
- Veterinary Clinic
- Warehouse (retail)\*

*\*SS = Permitted as a site-specific use*

*Italicized permitted uses have conditions of use and may not be permitted at this address*



# Interior *Gallery*





**BASE RATE: \$15.75 PSF**  
**ADDITIONAL RENT (NNN): \$8.50 PSF**

**201-4300 WELLINGTON ROAD, NANAIMO, BC**



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