For Sale

4775 Upland Drive

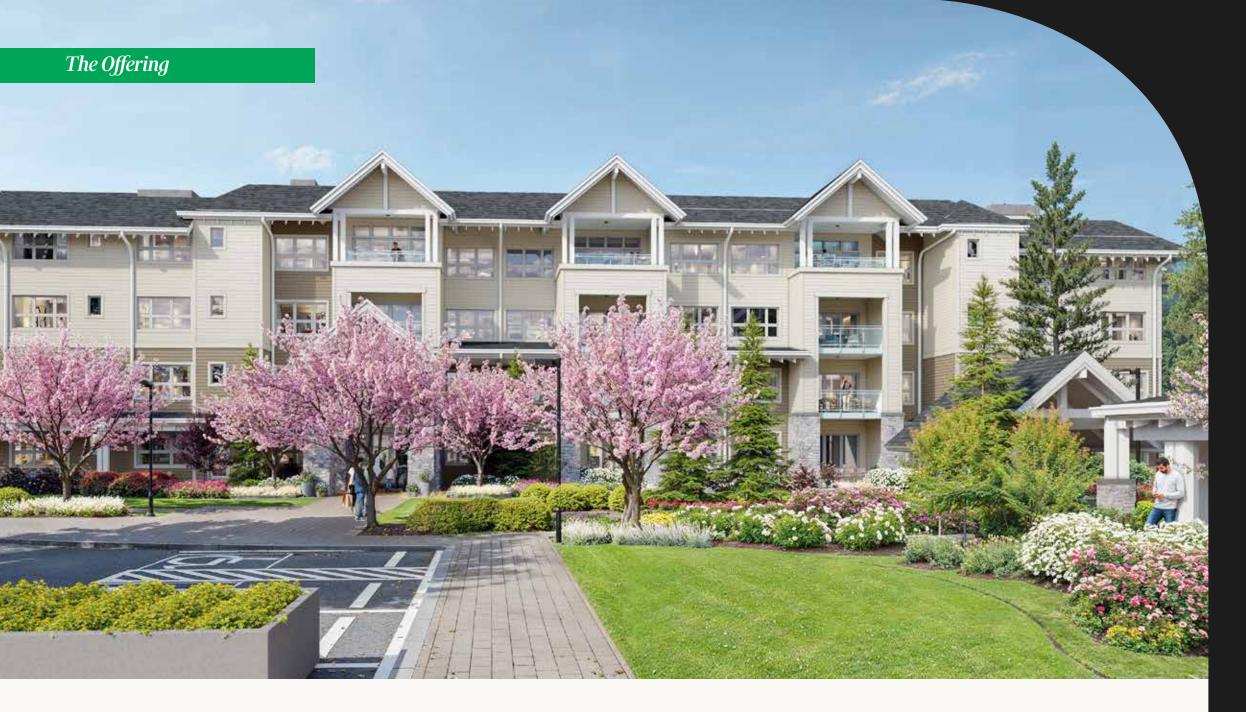
Nanaimo, BC

Brand New Stratified Luxury Built 48 Suite Rental Apartment Building with Condo Quality Finishes, Targeting "Active Adult" Tenants Located in The Prestigious and Award-Winning Longwood Neighbourhood in North Nanaimo.









The CBRE National Apartment Group – BC and Century 21 are pleased to present the exclusive opportunity to acquire **Chelsea at Longwood**, the first of two brand new stratified multi-family investment properties situated in the prestigious and award-winning "active adult" oriented Longwood community in North Nanaimo adjacent to shopping, restaurants and medical services.

The **Chelsea at Longwood** is currently under construction with completion scheduled for December 2025. The property is built up of 4-storey wood framed construction over 1 level of underground parking with 48-suites. The property is stratified as it was originally designed as luxury condominiums with large suites, condo-quality finishes and air conditioning.

The Chelsea at Longwood provides investors with a unique opportunity to acquire a stratified multi-family investment property in the heart Longwood. This will allow investors to differentiate from other purpose-built rental developments by focussing on the "active adult" tenant attracted to the adult-oriented community and the benefits and amenities associated with the proximity to Origin at Longwood Senior living residences.

Purpose-Built Rental Development

EXECUTIVE SUMMARY

Building Name		Chelsea at Longwood		
Address		4775 Upland Drive, Nanaimo, BC		
PID		031-860-907		
Legal Description		LOT A, PLAN EPP125984, DISTRICT LOT 14, WELLINGTON LAND DISTRICT		
Zoning		R8		
Phase		Building A		
Height		4-storey		
Construction Completion		Q1 2026		
Site Size		TBD		
Net Rentable Area		38,689 SF		
Suite Mix	Type 1Bed 2Bed Total	Unit Count 14 34 48	United Breakdownn 29% 71% 100%	Average Size (SF) 555 909 806
Parking		48 stalls		
Price Guidance		Contact Agent for Details		
Financing		Assume Clear Title		
Title		Strata Titled		

Stratified With Condo Quality Finishes

The building was originally designed as a luxury condominium development and is stratified and being built to condo-quality standards with larger than average suites, modern suite designs featuring high end finishes, stainless steel appliances, in-suite laundry, air conditioning and large covered balconies.



EXCELLENT LOCATION

The Chelsea at Longwood is well located in the Longwood Estates, an established adult-oriented communities withing walking distance to grocery anchored amenities, restaurants, medical services and just steps from transit.

ACTIVE ADULT TENANT PROFILE

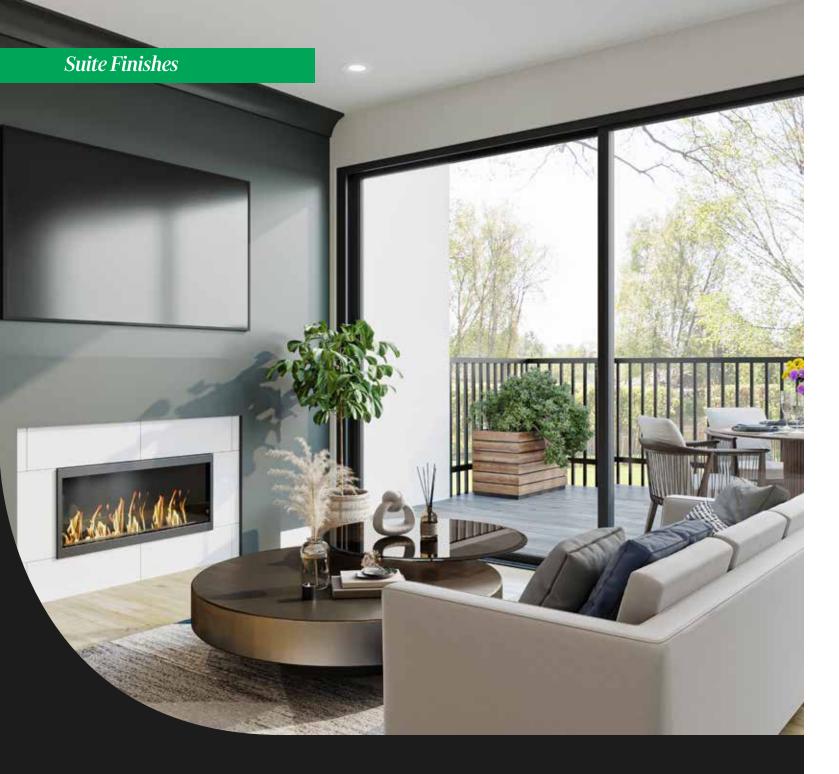
The Chelsea's location in Longwood Estates and proximity to the Origin Senior Living Residences provides a unique opportunity to attract an "active adult" tenant profile who may be willing to pay above market rents for the large condo-quality suites, live in an established adult-oriented community and have access to Origin's programs and amenities. Furthermore, some tenants may be attracted the added proximity to Origin in the event they need to move into an assisted living arrangement.

OPPORTUNITY FOR SCALE

The Chelesa at Longwood development includes two 48-suite buildings with the second building scheduled for completion late 2026. The purchaser of the first building would have the opportunity to acquire the second building, for a total of 96-suites, creating unique scale providing both management and operational efficiencies.

BEST IN CLASS DEVELOPER AND BUILDER

Gulf Properties is an experienced developer with their team bringing over 25 years of development experience. Westmark, based out of Nanaimo, is a highly regarded and award-winning builder bring over 35 years of experience in the construction of high-quality condo and multi-family projects on Vancouver Island.



Modern & Spacious Open Floor Plans with Professionally Designed Condo-Quality Finishes. Beautifully designed kitchens with stylish quartz countertops, modern tile backsplash & stainless steel appliance packages.





- Ample in-suite storage rooms with insuite washer & dryers.
- Heat pump systems and air conditioning.
- Fireplaces in every suite.
- Large patios and/or balconies with all suites.





Award Winning Neighbourhood

The **Chelsea at Longwood** is well located in the Longwood Estates, an established adult-oriented communities withing walking distance to grocery anchored amenities, restaurants, medical services and just steps from transit.

NEIGHBOURHOOD AMENITIES

- Lush greenery
- Paved walkways
- Clubhouse
- Games Room
- Fitness Facility
- Serene water features
- Rental Rooms for guests

Contact Us to Learn More About Brand New Stratified "Active Adult" Oriented Multi-Family Investment Opportunity.

Listing Agents:

Greg Ambrose

Vice President
National Apartment Group - BC
CBRE Limited, Capital Markets
+1 604 662 5178
greg.ambrose@cbre.com

Sim Waraich

Transaction Manager
National Apartment Group - BC
CBRE Limited, Capital Markets
+1 604 662 5179
sim.waraich@cbre.com

Barry Calvin

Personal Real Estate Corporation

Income & Investment Sales Multi-Family Opportunities Harbour Realty, Century 21 +1 250 758 6767 barry.calvin@century21.ca

Lance Coulson

Personal Real Estate Corporatio

Executive Vice President
National Apartment Group - BC
CBRE Limited, Capital Markets
+1 604 662 5141
lance.coulson@cbre.com

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CBRE Limited | 1021 West Hastings Street | #2500 | Vancouver, BC V6E 0C3

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