

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.



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CENTURY 21.
Harbour Realty Ltd.

CENTURY21.COM



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	Unit Count	Unit Breakdown	Average Size (SF)
	1Bed	14	29%	555
	2Bed	34	71%	909
	Total	48	100%	806
Parking	48 stalls			
Price Guidance	Contact Agent for Details			
Financing	Assume Clear Title			
Title	Strata Titled			

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.

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 **Chesela 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.

Suite 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.



Modern & Spacious
Open Floor Plans with
Professionally Designed
Condo-Quality Finishes.



ORIGIN SENIOR
RESIDENCE



LONGWOOD
STATION



NANAIMO NORTH
TOWN CENTRE



OLIVER WOODS
COMMUNITY CENTRE

Award Winning Neighbourhood

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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.

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