

FOR SALE

Mountain View Apartments

31 Robarts Street

Nanaimo, BC

—
Fully-Renovated 6-Unit
Apartment Building

Rare 6-Plex Opportunity



PROPERTY HIGHLIGHTS

- Only a 10-min walk to Downtown Nanaimo
- Completely Renovated in 2018
- **Brand New Roof**



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31 ROBERTS STREET

Nanaimo, BC

THE OPPORTUNITY

To acquire a fully-renovated, 6-unit apartment building in Nanaimo, BC located within close proximity of downtown.

LOCATION

The subject property is located along Roberts Street in Nanaimo. The property is conveniently located less than a ten minutes' walk to Downtown Nanaimo. The Departure Bay ferry terminal is a 10-minutes' drive away, and the Duke Point ferry terminal is less than 15-minutes away by car. The Port Place Shopping Centre is a 4-minute drive, and offers a Thrifty Foods grocery store, London Drugs, BC Liquor Store, and a number of other shops and services. The Departure Bay ferry terminal is a 10-minutes' drive away, and the Duke Point ferry terminal is less than 15-minutes away by car.

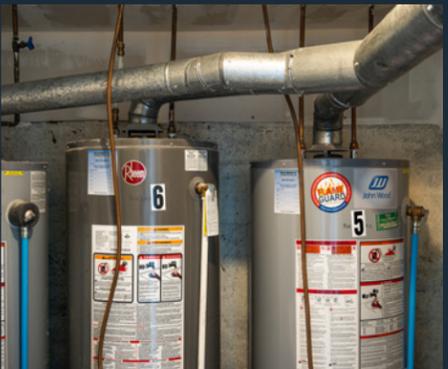
Nanaimo's central location on Vancouver Island provides an excellent location for many businesses to set up shop. From shipping, tourism, forestry, and other industrial uses, Nanaimo offers a plethora of wide-ranging employment opportunities. Located less than two hours by ferry from Metro Vancouver (and less than half-an-hour by floatplane), Nanaimo offers the convenience of being within close proximity to Vancouver while also allowing a lifestyle away from a big metropolis. Furthermore, there is a passenger ferry connecting Downtown Nanaimo to Downtown Vancouver is in the works, allowing Nanaimo to be considered a viable suburb of Greater Vancouver.



PROPERTY DETAILS



BRAND NEW ROOF



IMPROVEMENTS

Originally built in 1948 and completely renovated in 2018, this two-storey building features 6 residential rental suites. Parking is provided at the side of the building and each suite has its own exterior entrance.



Each suite contains a double stainless-steel kitchen sink and 4-piece bathroom. Each suite is supplied with hot water from a separate, 151 L (39.88 Gal) gas-fired hot water tank; each of which are located on the ground floor (within the laundry room or part basement). The laundry room has one washer connection. The property has 100 amp service, with a 60 amp sub-panel (metered) to each unit. The building has a brand new roof.

SUMMARY

CIVIC ADDRESS

31 Robarts Street, Nanaimo, BC

ZONING

R15 Zoning

FLOOR SPACE RATIO (FSR)

0.85 FSR

LEGAL DESCRIPTION

Parcel A Block 16 Plan VIP584 Section 1 Land District 32 (DD 34796N) of Lots 11 & 12

PID

000-194-654

PRICE

Contact Listing Agents. Motivated Seller!

TENURE

Property to be delivered free and clear of all financial encumbrances.

SUITE MIX

1-Bedrooms	5
2-Bedrooms	1
TOTAL	6

NET OPERATING INCOME

\$72,683.75

Offers will be reviewed on March 25th, 2026

IMPORTANT NOTICE

Please do not disturb tenants. Tours of the property will be arranged for the Buyer.



NANAIMO, BC

Nanaimo's central location on Vancouver Island provides an excellent location for many businesses to set up shop. From shipping, tourism, forestry, and other industrial uses, Nanaimo offers a plethora of wide-ranging employment opportunities. Also located in Nanaimo is Vancouver Island University, which continuously contributes to Nanaimo's stable and well-qualified workforce.

Located less than two hours by ferry from Metro Vancouver (and less than half-an-hour by floatplane), Nanaimo offers the convenience of being within close proximity to Vancouver while also allowing a lifestyle away from a big metropolis. The award-winning Nanaimo Cruise Ship Terminal opened in 2011. Once the cruise ship industry is fully-operational again, Nanaimo Harbour will welcome many cruise liners yearly. Furthermore, a passenger ferry connecting Downtown Nanaimo to Downtown Vancouver is in the works, allowing Nanaimo to potentially be a viable suburb of Greater Vancouver. The Nanaimo Airport offers a number of daily direct flights to Vancouver and Calgary.

Major Employers in the City of Nanaimo include Nanaimo Regional General Hospital, School District No. 68 Nanaimo, Vancouver Island University, BC Ferries, the City of Nanaimo, and Save-on-Foods.

Total Population

90,504

Median Household Income

\$61,094

Number of Renters

12,720

Number of Home Owners

26,445

Source: nanaimo.ca



INCOME & EXPENSE STATEMENT

Year Ended December 31st, 2026

GROSS INCOME	ACTUAL	POTENTIAL
Gross Rental	\$92,196.00	\$111,600.00
Parking	\$225.00	\$225.00
Laundry	\$435.00	\$435.00
Total Gross Income	\$92,856.00	\$112,260.00
EXPENSES		
Garbage Removal	\$1,721.78	\$1,721.78
Insurance	\$9,048.00	\$9,048.00
Property Taxes	\$6,402.47	\$6,402.47
Repairs	22% \$3,000.00	\$3,000.00
Total Expenses	\$20,172.25	\$20,172.25
Net Operating Income	\$72,683.75	\$92,087.75

SUITE BREAKDOWN

5

1-bedroom

1

2-bedroom

6

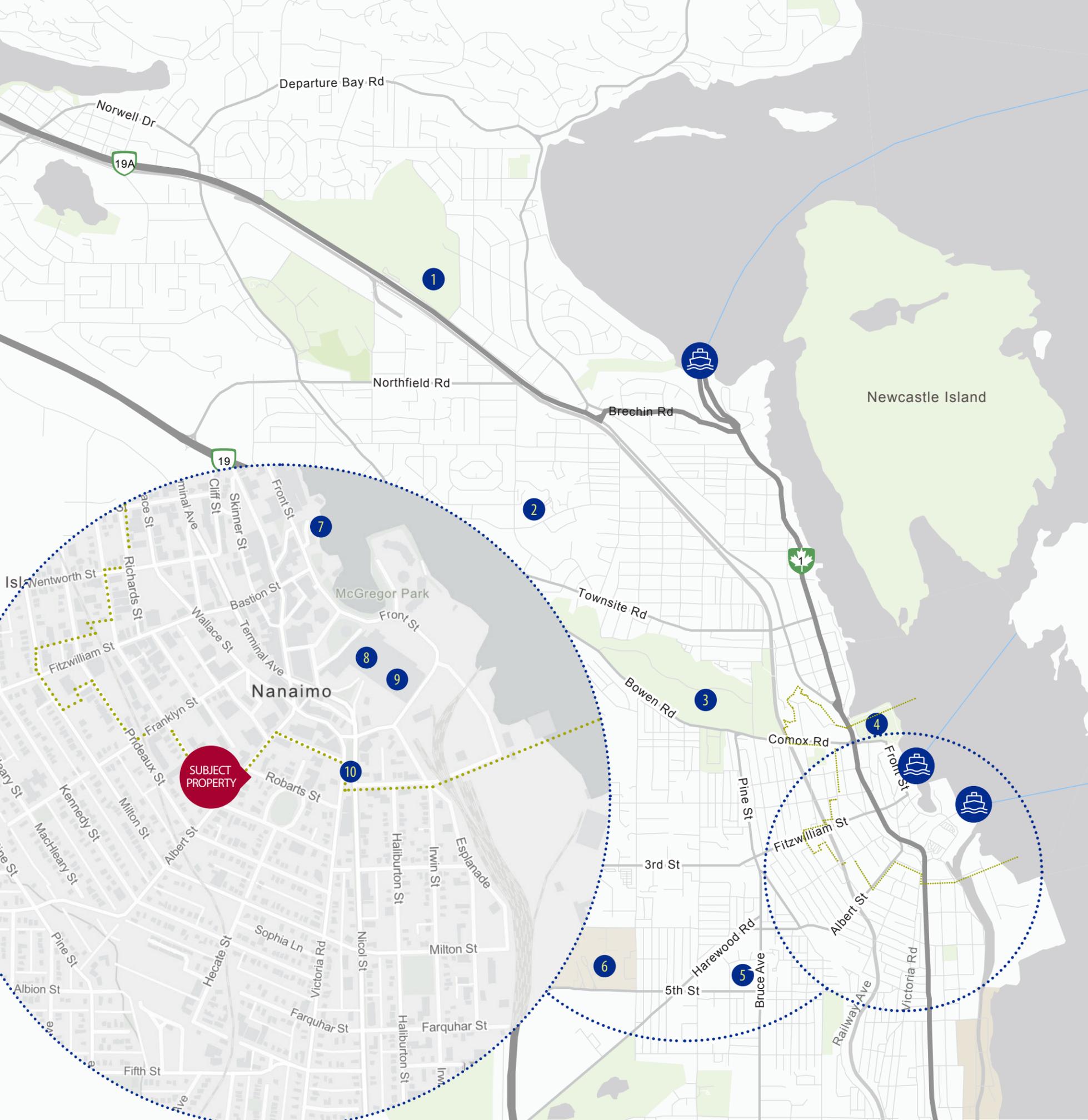
Total

PROFORMA RENT ROLL

As of December 1, 2025

SUITE	TYPE	MONTHLY RENT	POTENTIAL MONTHLY RENT	ANNUAL RENT	POTENTIAL ANNUAL RENT	% TOTAL REVENUE
1	2-Bdrm	\$1,425	\$1,800	\$17,100	\$21,600	18.58%
2	1-Bdrm	\$1,250	\$1,500	\$15,000	\$18,000	16.30%
3	1-Bdrm	\$1,236	\$1,500	\$14,832	\$18,000	16.12%
4	1-Bdrm	\$1,286	\$1,500	\$15,432	\$18,000	16.77%
5	1-Bdrm	\$1,250	\$1,500	\$15,000	\$18,000	16.12%
6	1-Bdrm	\$1,236	\$1,500	\$14,832	\$18,000	16.12%
TOTAL	6 SUITES	\$7,683	\$9,300	\$92,196	\$111,600	100%





POINTS OF INTEREST

1. Nanaimo Golf Club
2. Nanaimo Regional General Hospital
3. Bowen Park
4. Maffeo Sutton Park
5. University Village Mall
6. Vancouver Island University
7. Harbour Air Seaplanes
8. Port Place Mall
9. Thrifty Foods
10. Firehouse Grill



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FOR MORE INFORMATION, PLEASE CONTACT:

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