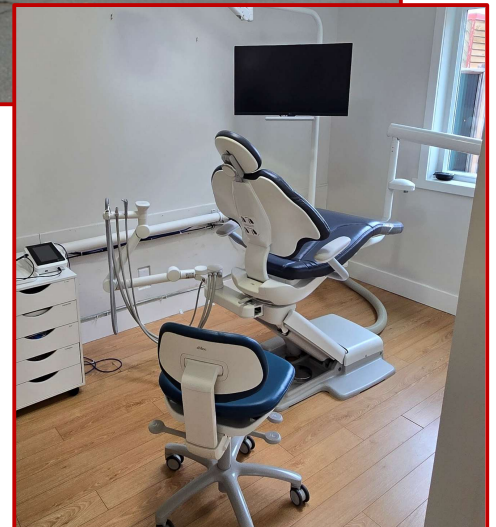




**7184 Lantzville Road,  
District of Lantzville, British Columbia**

**Property Features**

- Mixed-use building with 3,128 square feet over two floors
- Nearly 11,000 square feet lot with ample paved parking
- Strategic location with high visibility on the main thoroughfare
- Live/Work Conversion: second floor constructed for residential accommodation, ideal for an owner/occupier
- Portion of the ground floor available for a second tenant



For more information contact:

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## Building Description

The property contains a two-storey commercial building with a total floor area of 3,128 square feet. Originally construction was in 1989 with renovations completed in 2009.

The building is currently configured for a dental practice on the main floor, with additional space for expansion of the dental practice or the additional area can be demised for a second tenant. The second floor is configured for residential use. This is currently used as general-office space.

### Layout:

**Main Floor:** Reception area, dental clinic and clinical office space, operatories, sterilization area, private offices,, staff room, and washrooms.

**Second Floor:** Designed as two-bedroom residential apartment with separate entrance. Current use is office space with; reception, private offices, boardroom, and washrooms.

### Construction:

- Exterior is wood frame with wood siding,
- Interior walls gypsum board on wood frame,
- Heating: ductless heat pumps,
- Roof: torch-on membrane, on wood deck
- Concrete footings with poured concrete slab,





### Building Description (interior)

This mixed use, commercial building currently operating with a dental practice on the ground floor with additional demised space for expansion or a second ground-floor tenant.

#### Layout:

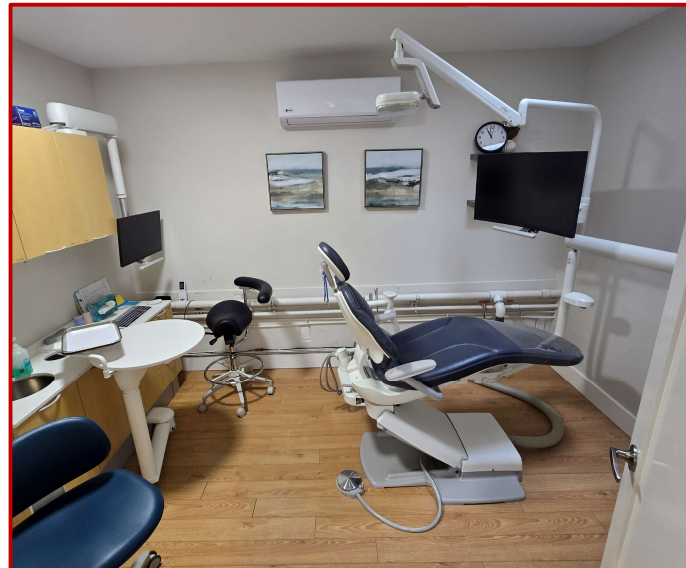
Ground floor area of 2,034 square feet is demisable into two commercial/ office areas; 876 square feet (front) and 1,158 square feet (rear). The rear area of the building is currently operating as a dental clinic which includes a reception area, clinical office space, operatories, sterilization area, private offices,, staff room, and washrooms.

The street-front area of the ground floor is vacant,. The area is fully demised with a separating door to either lock-off the area or extend into the current dental offices. The area has a separate street-front entrance into an open-entry/ reception area, three offices, storage area and washroom.

The upper floor area of 1,094 square feet is designed as a 2-bedroom residential suite. The suite has a separate entrance accessed from the exterior of the building or can be adjoined to either of the lower floor units. The design includes living room with adjoining dining area and kitchen, two bedrooms, a small office/ den, and full bathroom. There is access to a rooftop, ocean-view patio. The suite is currently used as office space with reception, private offices, boardroom, washroom, and a fully equipped kitchen.

The layout of the building provides live/work potential with the second floor converted back to residential use.

The building is designed for a wide range of tenant options with lease of the retail/ office area facing the main thoroughfare, continued dental/ medical practice in the building, and income from the second-floor residential suite.



### The Property

The lot is 10,890 Square feet in area (.25 acre), strategically located in the Village Centre of Lantzville. The surface area is completed with paving stone (front) and asphalt, providing 16 parking stalls. Access is directly from Lantzville Road, the main thoroughfare through the District of Lantzville. Landscaping of trees and shrubs delineates the property from Lantzville Road.

### Zoning

The favourable Village Commercial (VC) zoning supports a broad range of uses, making the property attractive for a wide range of users and protecting its future value. VC zone Permitted Uses include: Apartment, Assembly, Commercial Training, Financial Services, Health Services, Office, Personal Services, Retail, and others. See District of Lantzville bylaws for a full description.

### Location

Lantzville is a sea-side community on the east side of Vancouver Island, British Columbia, along the western shore of the Strait of Georgia and immediately north of the City of Nanaimo. The area experiences steady growth due to its proximity to North Nanaimo's amenities and its desirable quality of life. The area is known for its scenic environment and is attracting new residents and businesses, supporting a positive outlook for property value appreciation and a stable tenant market.

The District of Lantzville covers an area of 27.08 square kilometres and has a population of 3,807. The district is largely residential with retail and services located along Lantzville Road, and industrial uses along the Island Highway. The area is home to nearly unlimited outdoor recreation and beauty, located between the mountains and the ocean.

Access to BC's Lower Mainland and beyond is available through a choice of airports, floatplane operations, vehicle and passenger-only ferries



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## The Opportunity

Owning a commercial building in the District of Lantzville offers the benefits of investing in a community with strong development potential. The area attracting new residents and businesses which support a stable tenant market, and a positive outlook for property value.

The property benefits from a strategic location with high visibility on a main thoroughfare and is zoned for commercial use, allowing for a variety of professional services. Its modern renovations, ample on-site parking, and prominent signage make it a valuable commercial asset in the growing community of Lantzville.

The building's location provides convenient access for clients and employees from across the region, making it a prime spot for professional services including the existing dental clinic.

## Legal description

7184 Lantzville Road, District of Lantzville, British Columbia.

PID: 005-786-690

LEGAL DESCRIPTION; Lot 6, District Lot 27G (formerly known as District Lot 27), Wellington District, Plan 6757

**For Sale at: One Million, Eight Hundred Thousand Dollars  
(\$1,800,000.00)**

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Representing commercial, industrial & development real estate  
throughout mid-Vancouver Island; from the Malahat to Campbell River.