



78 Wharf Street

Nanaimo, BC V9R 5G6

Property Features

This 1,900 square foot retail/office space is located on the corner of Commercial & Wharf St, and opposite Diana Krall Plaza.

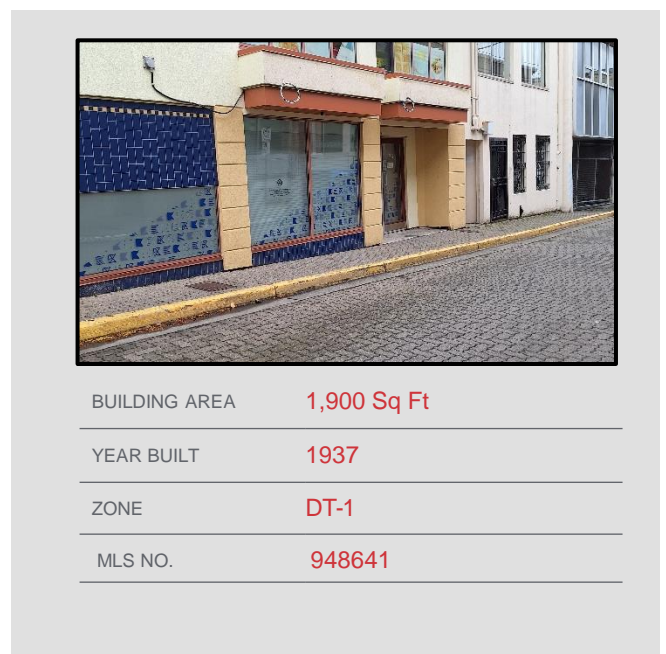
The building contains two retail floors, with the main floor and attached patio tenanted by Mon Petit Choux, a French themed café.

The premises for lease open into a large showroom with an area of open rock accented wall, two offices and a washroom accessed at the back of the showroom.

The property has been previously used as an Apple store, and more recently as a cannabis dispensary. The showroom has lots of natural light.

***Plus OE&T estimated at \$12.76 per sq ft (2023)**

OE&T includes building mechanical, grounds maintenance, water, security, garbage, heat, building insurance, and real estate taxes.



BUILDING AREA **1,900 Sq Ft**

YEAR BUILT **1937**

ZONE **DT-1**

MLS NO. **948641**

For more information contact:

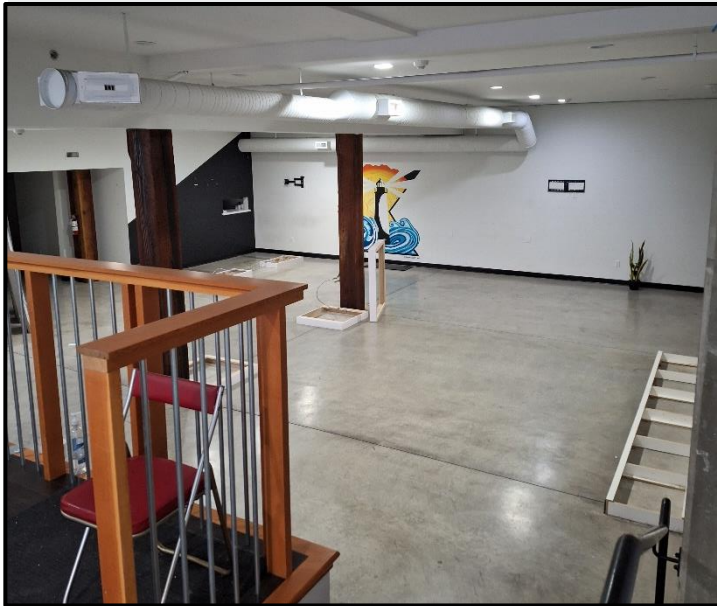
John Hankins

+1 250 713 9830 • jhankins@naicommercial.ca

For Lease

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Nanaimo, BC



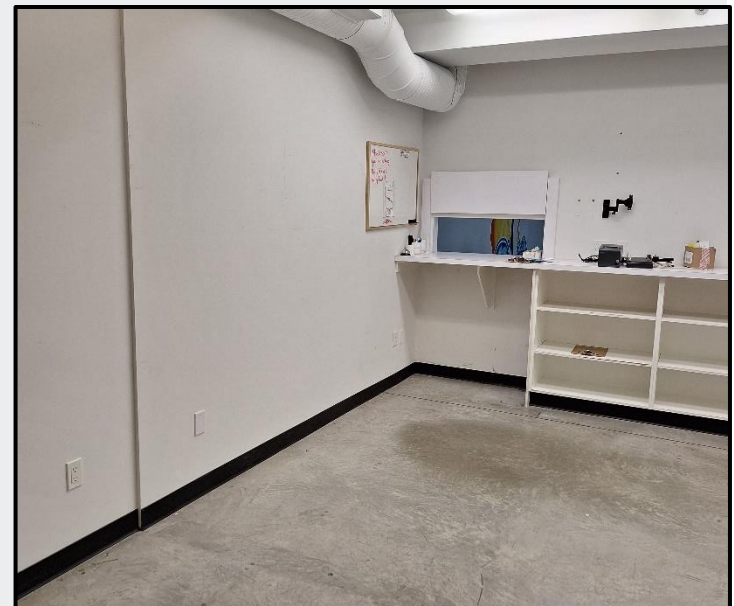
View of the showroom from the entrance



View of the entrance to the showroom



View from the back office area



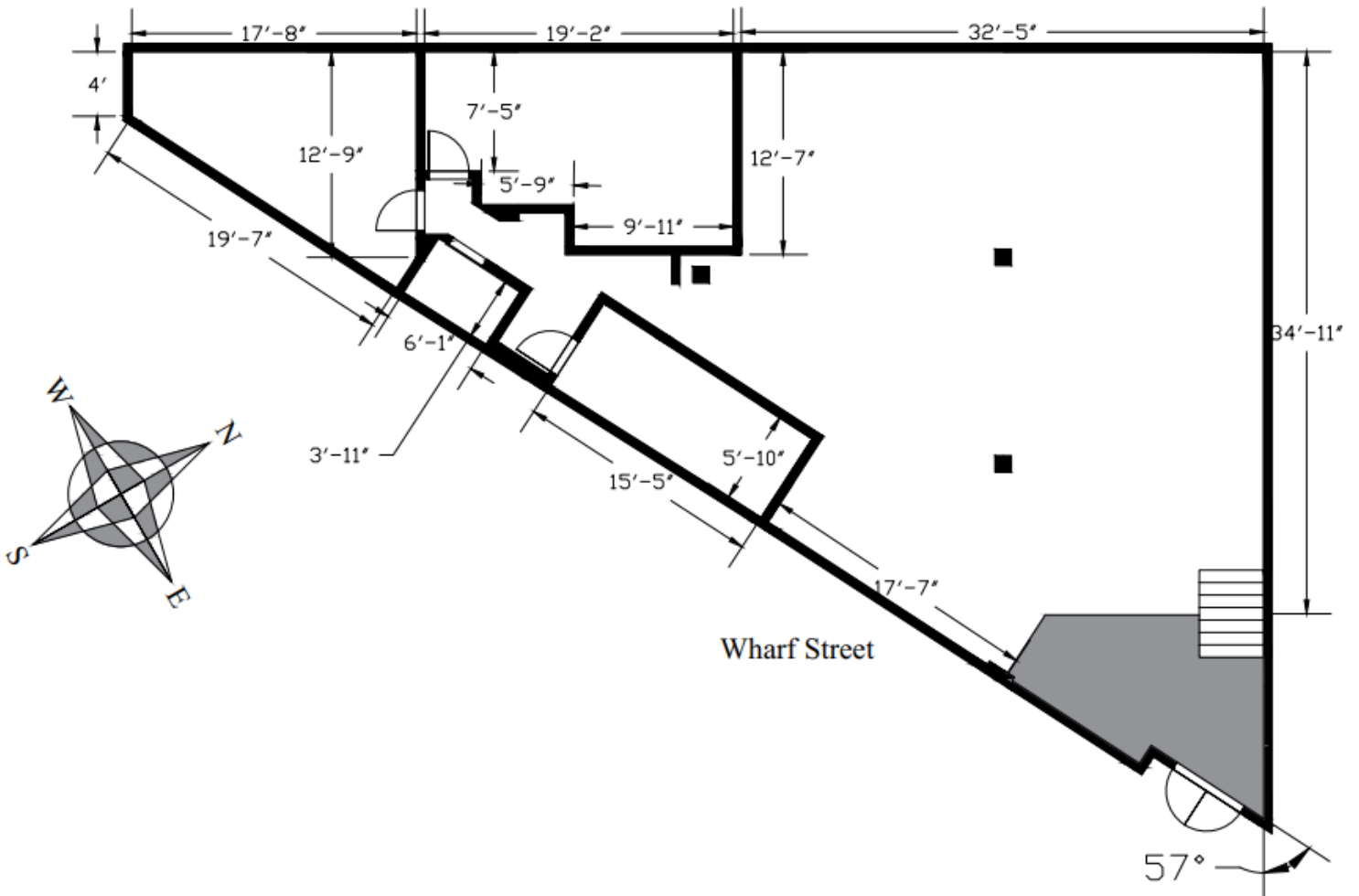
Office with hatch access to the showroom

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Floor Plan

Vancouver Island

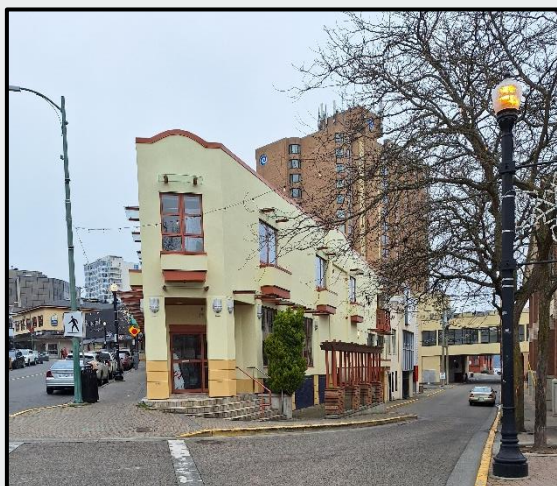
British Columbia

Location advantages



Driving Distance to Major Cities from Property

LADYSMITH, BC	23 kilometers
PARKSVILLE, BC	38.7 kilometers
COURTENAY, BC	110 kilometers
VICTORIA, BC	112 kilometers
VANCOUVER, BC	81.2 kilometers (includes ferry)



About Nanaimo, B.C.

Nanaimo is located on the eastern side of Vancouver Island; 23km (14 miles) west of Vancouver, and 113km (70 miles) north of Victoria, British Columbia's capital city.

Nanaimo is the second largest urban centre on Vancouver Island, and the fifth largest urban centre in British Columbia, with a city population of 98,957 and strong growth projections.

Nestled between the mountains and the ocean, Nanaimo is a 20-minute flight or a 1.5-hour ferry ride from downtown Vancouver, with 16 scheduled sailings daily. Direct flights are offered to Vancouver, Calgary, Edmonton, and Toronto from the Nanaimo Airport (YCD). Nanaimo is also home to a cruise ship terminal.

The economic hub of Central and North Vancouver Island, Nanaimo boasts a vibrant business community. Businesses choose to locate in Nanaimo in part because of the cost efficiencies and range of telecommunications services. The area offers a diversified economic base of 6,233 businesses operating within the City of Nanaimo, together with a skilled and motivated workforce, exceptional technological infrastructure, and easy access to world markets.

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Legal description and zoning

Zone: DT1 (Core)

This zone provides for a mix of uses where residents expect to live in an area where shopping, clubs, cultural, and entertainment uses exist compatibly.

For a full list of zoning uses please visit the City of Nanaimo website.

PID: 008-775-996

Lot 5, Block 58, Section 1, Nanaimo District, Plan 584, Except that part thereof outlined in red on Plan 182 BL.

For more information contact:



NAI Commercial
Central Vancouver Island Ltd.

John Hankins

+1 250 713 9830

jhankins@naicommercial.ca

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