

1661 Alberni Highway, Regional District of Nanaimo, BC

40 acres of subdividable industrial land within a 20-minute drive to north Nanaimo **For Sale**

Colliers and RE/MAX of Nanaimo are pleased to present the sale offering of a sizable and well-located parcel of industrial land, which can be utilized as is, or can be subdivided into smaller 4.94-acre parcels.

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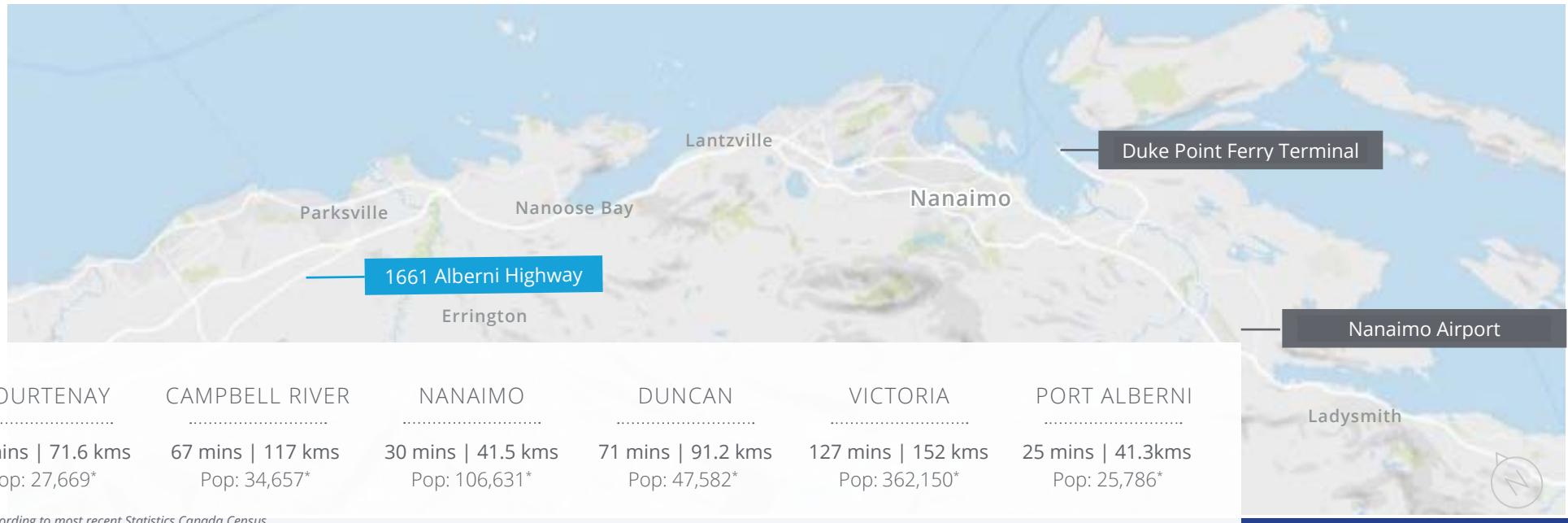
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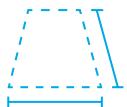




PROPERTY HIGHLIGHTS



Flexible industrial zoning, allowing a multitude of uses including warehousing/wholesaling, and option to subdivide into a minimum 4.94-acre parcels.



Sizeable parcel, providing many options for a new owner, such as owner-user, subdivision, and development, or a combination of the three.



Presently with a small residential home; meaning a holding income with the residence.

SALIENT FACTS

Civic Address

1661 Alberni Highway, Regional District of Nanaimo – Area F

PID

009-421-360

Zone

Industrial 1 (I-1)

Official Community Plan

Industrial

Site Area

40 acres (per BC Assessment)

Access

Access will be via Springhill Road through the adjacent property is dedicated through their subdivision and roughed in.

Residence

1,846 SF (per BC Assessment)

LOCATION HIGHLIGHTS



In immediate access to the Alberni Highway and Inland Island Highway / Highway 19.



Within a 5-minute drive to Parksville and all its' amenities and services.



Central location in the mid-Vancouver Island area, Courtenay and Campbell River in the north, and Nanaimo, Duncan, and Victoria in the south





RE/MAX
COMMERCIAL

Colliers

1661 Alberni Highway,
Regional District of Nanaimo, BC

Asking Price: \$15,960,000
(or \$399,000 Per Acre)

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