

1920 BOXWOOD ROAD | NANAIMO, BC

FOR SALE

INVESTMENT OPPORTUNITY

**PREMIER HIGH QUALITY
INDUSTRIAL BUILDING**



FOR MORE INFORMATION CONTACT

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CBRE

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NANAIMO, BC

PROPERTY DETAILS

LEGAL DESCRIPTION

Parcel B, Plan EPP17398, Section 15, Range 7, Mountain Land District, & RGE 8 (being a consolidation of Lots 3 & 4, see CA2999952)

LOT SIZE

43,720 SF

BUILDING AREA

18,800 SF

ZONING

1-2 Industrial

PROPERTY TAX (2023)

\$93,476.47

PRICE

\$8,475,000

PARKING

20 parking stalls

LOADING

3 grade loading doors

TENANCY

Tenant - AccessSMT Holdings Ltd.
For details contact listing agents



LOCATION

The Property is centrally located within the Northfield Industrial District of Nanaimo, with convenient access off of Bowen Road. The location is very accessible from both Island Highway N, as well as the Inland Island Hwy (Nanaimo Parkway), which runs adjacent to Boxwood Road. This industrial hub is one of the most central and accessible hot spots of commercial activity within the mid-island region.

DRIVE TIMES

3
MINS

North up Bowen Rd to access Old Island Hwy

8
MINS

East to Downtown Nanaimo

12
MINS

North to Woodgrove Shopping Centre

FEATURES

Main Floor

Showroom/Office Area

- Ample natural light
- Fully air-conditioned
- 4 private offices
- Meeting room
- Washroom

Upper Floor

Office Area

- Mainly open plan
- 8 private offices
- 2 washrooms
- Fully air-conditioned

Main Floor

Warehouse Area

- 20' ceiling height
- Forced air heating
- Windows provide ample natural light

Other Features

- Tilt-up concrete construction
- Fully sprinklered
- Professional landscaped
- Secure and gated yard area
- Three phase electrical services

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The City of Nanaimo is fast becoming one of Canada's most dynamic and diverse communities. Centrally located on Vancouver Island and nestled between mountains and the Pacific Ocean, Nanaimo's natural beauty is an ideal location for both residents and businesses alike. The City of Nanaimo continues to grow and prosper and has become the regional service centre for both the central and northern regions of Vancouver Island. The community enjoys a skilled and educated labour force, an impressive infrastructure network and many recreational and cultural amenities. Over the last ten years, the population has grown an average of 1% annually.

POPULATION



City of Nanaimo
102,531 (2022)

Within 1 hour drive
259,549 (2022)

AVG. HOUSEHOLD INCOME



\$97,055 (2022)

MAJOR BUSINESS INDUSTRIES



Construction, professional services, retail, healthcare & social services

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