

**460**

**COMMERCIAL**

**FOR LEASE**

**Base Rent  
\$20.00 per Sq.  
Ft.\***



**306 Fitzwilliam Street  
Nanaimo, BC**

## **OPPORTUNITY**

This 1,068 Sq. Ft. retail space was last used as an ice cream parlour. It is located in the historic Gallery Row in the Old City Quarter.

\*Plus Additional Rent estimated at \$12.98 per Sq. Ft. (2025)

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460 Commercial Inc.  
2-1551 Estevan Road  
Nanaimo, BC

**460****COMMERCIAL**

# 306 Fitzwilliam Street

Nanaimo, BC

## DETAILS

- This spacious commercial unit offers a versatile layout with a large open area, perfect for a variety of business uses. The space features two roughed-in washrooms, a separate storage area, and an open office / counter section, providing ample flexibility for customization to suit your needs.
- Located in a high-traffic area, this property benefits from its proximity to several new developments, including Telus Living, which will add 195 rental homes, and 340 Campbell St, set to introduce 163 residential units. Both are within walking distance, offering potential for increased foot traffic and a built-in customer base once the buildings are completed.
- With its prime location and flexible layout, this space is ideal for businesses looking to capitalize on an expanding community.

## PROPERTY DETAILS

Civic Address

306 Fitzwilliam Street

Unit Size

1,068 Sq. Ft.

Legal Description

Lot 2, Block 32, Section 1,  
Nanaimo District, Plan 584

Zoning

DT-2

Base Rent

\$20.00 per Sq. Ft.

\*Additional Rent

\$12.98 per Sq. Ft.



# PICTURES



Street View



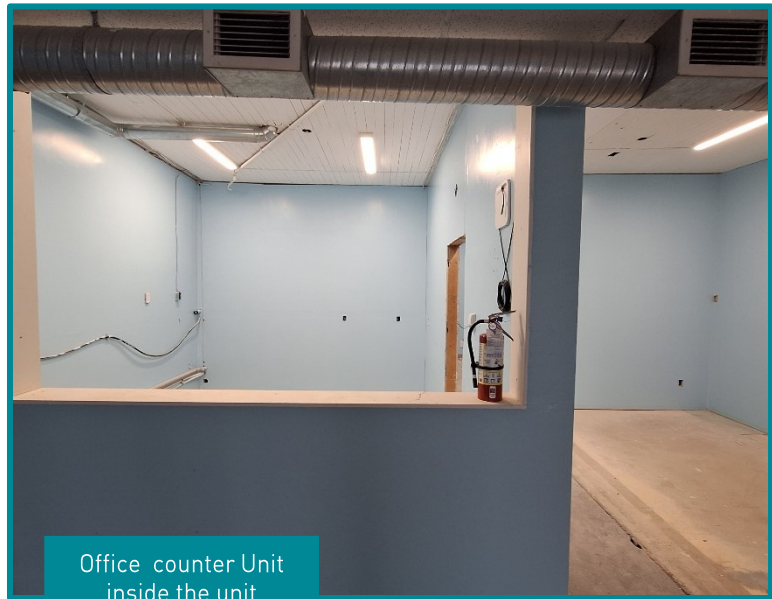
View from main entrance into the unit



# PICTURES



View from back fo the  
unit to the Street  
entance



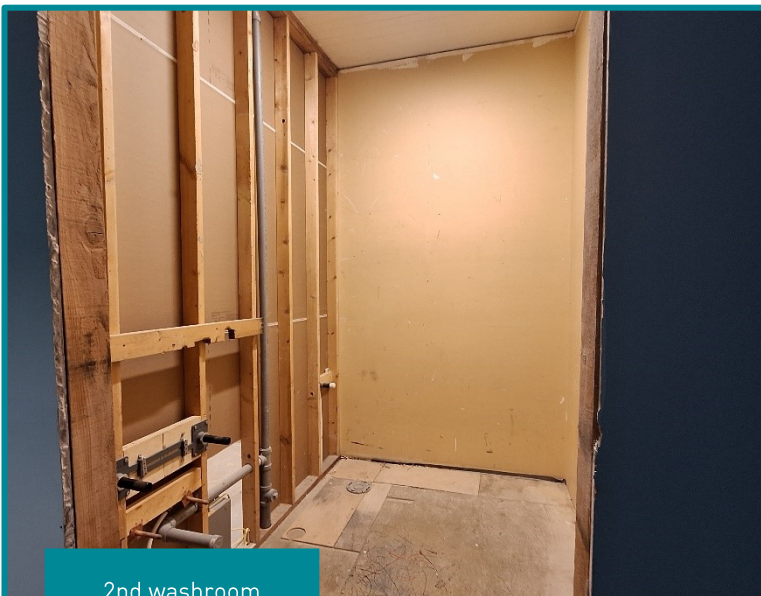
Office counter Unit  
inside the unit



Rear washroom



Storage Area

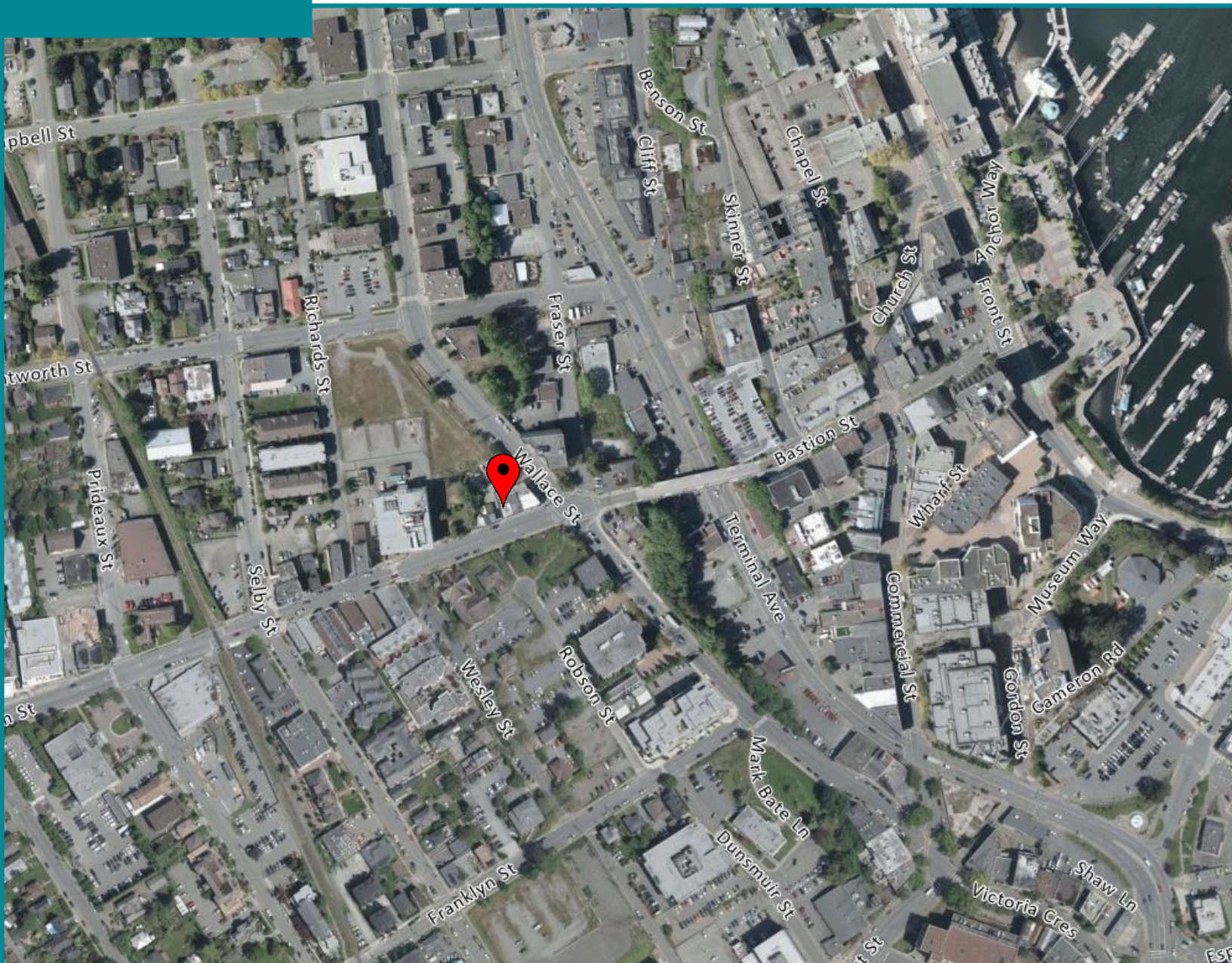


2nd washroom



# MAP

306 Fitzwilliam St, Nanaimo BC V9R 3A5



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