

An aerial photograph of a suburban neighborhood. A large, irregularly shaped lot is outlined in white, situated among other residential properties. The lot is mostly covered in dense evergreen trees. In the background, a large body of water (likely a bay or strait) is visible under a cloudy sky. The foreground shows a road and some smaller houses.

For Sale

Prominently Located ± 1.61 Acre Multifamily
Development Site with Zoning in Place

6084 & 6088 Metral Drive, Nanaimo, B.C.

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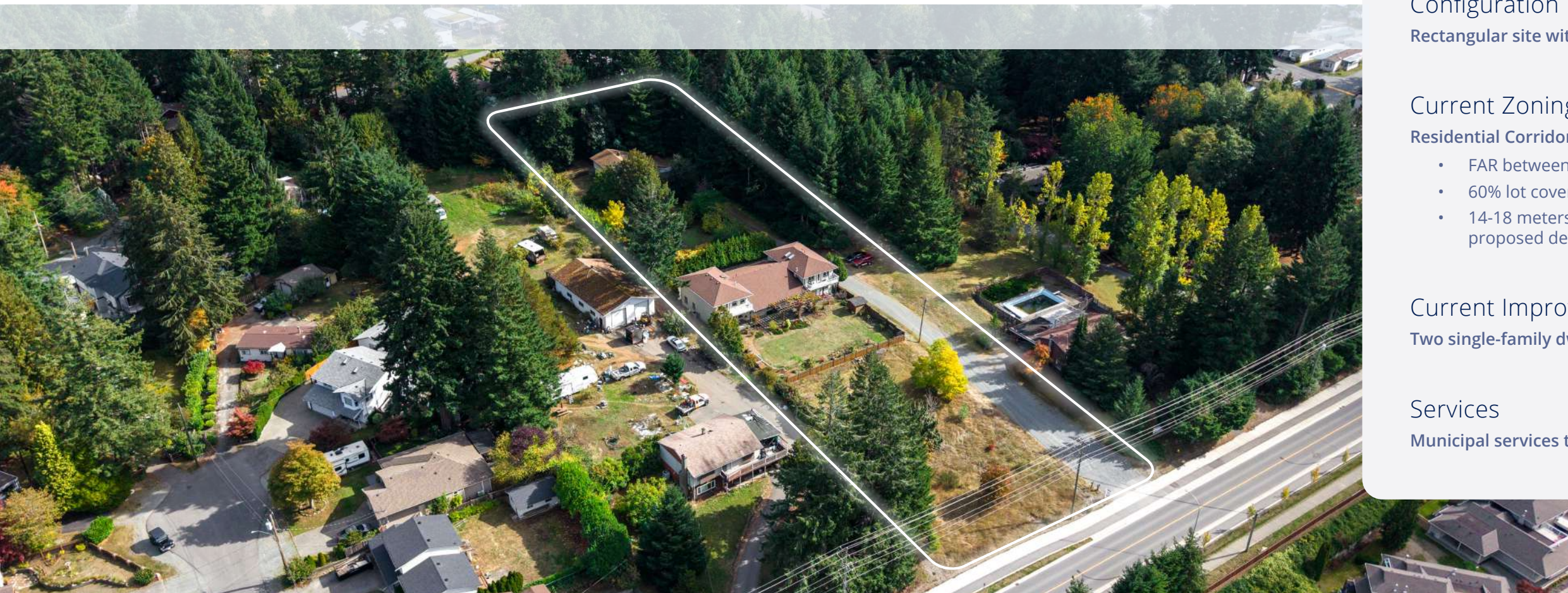
**Personal Real Estate Corporation*

The Opportunity | 6084 & 6088 Metral Drive

Colliers is pleased to present the opportunity to acquire 6084 & 6088 Metral Drive, Nanaimo, B.C. (collectively, the “Property”), a zoned 1.61-acre multifamily development site located in one of Nanaimo’s most active growth corridors.

Strategically positioned along Metral Drive, the Property benefits from excellent visibility, a strong arterial connection to the Nanaimo Parkway and Island Highway, and proximity to major commercial and retail hubs. With Residential Corridor One (COR1) zoning in place, the Property has conceptual plans for a six-storey, 118-unit multifamily development with above ground parking and only 26 stalls underground, offering developers immediate scale, entitlement certainty, and cost savings with minimal excavation.

Nanaimo continues to experience robust population and employment growth, with demand for purpose-built rental housing significantly outpacing supply. This opportunity aligns with the City of Nanaimo’s long-term planning objectives, encouraging higher-density housing along transit-supported corridors.



Salient Facts

Civic Addresses

6084 & 6088 Metral Drive, Nanaimo, B.C.

Legal Addresses

6084 Metral Drive: LOT 2, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN 30801, PID: 001-218-522

6088 Metral Drive: LOT 1, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN 30801, PID: 001-218-514

Site Size

70,046.14 SF or 1.61 Acres (*per conceptual plans*)

Configuration

Rectangular site with frontage along Metral Drive

Current Zoning

Residential Corridor (COR1) Zoning, which allows for:

- FAR between 1.00-1.50 dependent on proposed development
- 60% lot coverage
- 14-18 meters (4-6 storeys) in height dependent on proposed development

Current Improvements

Two single-family dwellings providing holding income

Services

Municipal services to property line

Development Overview

Architectural concept plans contemplate a six-storey multifamily development, designed to balance efficient density with a strong residential unit mix.

Conceptual Development Details

Units	39 Studio Units (470 SF)
	51 One-Bedroom Units (560-700 SF)
	28 Two-Bedroom Units (810-1,100 SF)
	118 Units Total
Gross Floor Area (GFA)	~91,000 BSF
Density	1.3 FAR
Site Coverage	35%
Parking	111 Surface Level Stalls
	26 Underground Stalls
	137 Stalls Total

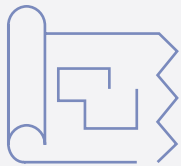
The approved or final density/units may vary as these numbers are based on conceptual plans. Prospective purchasers are encouraged to conduct their own due diligence and are free to propose their own development plans.



Development Highlights



Zoning In-Place
Residential Corridor One (COR1)
zoning supports multifamily
residential development



Strong Unit Mix
Efficient design caters to rental
housing demand in Nanaimo



Entitlement Certainty
Development-ready site with
conceptual plans in place



Strategic Location
Positioned along Metral Drive,
near retail, transit, and
employment nodes

The Location

The Property is ideally situated in north Nanaimo, within a rapidly growing residential and commercial district.

Market Demographics (5km Radius)



51K

Population



\$123K

Average Household Income



46

Average Age

Connectivity & Exposure

- Direct frontage on Metral Drive, a major north-south corridor
- Immediate access to the Nanaimo Parkway (Highway 19) and Island Highway (Highway 19A)
- Strong transit connectivity along Metral Drive, supporting future ridership demand

Neighbourhood Advantages

Retail & Services

Close proximity to Woodgrove Centre, Country Club Centre, and North Nanaimo Town Centre

Employment

Near key commercial corridors, professional services, and retail employment hubs

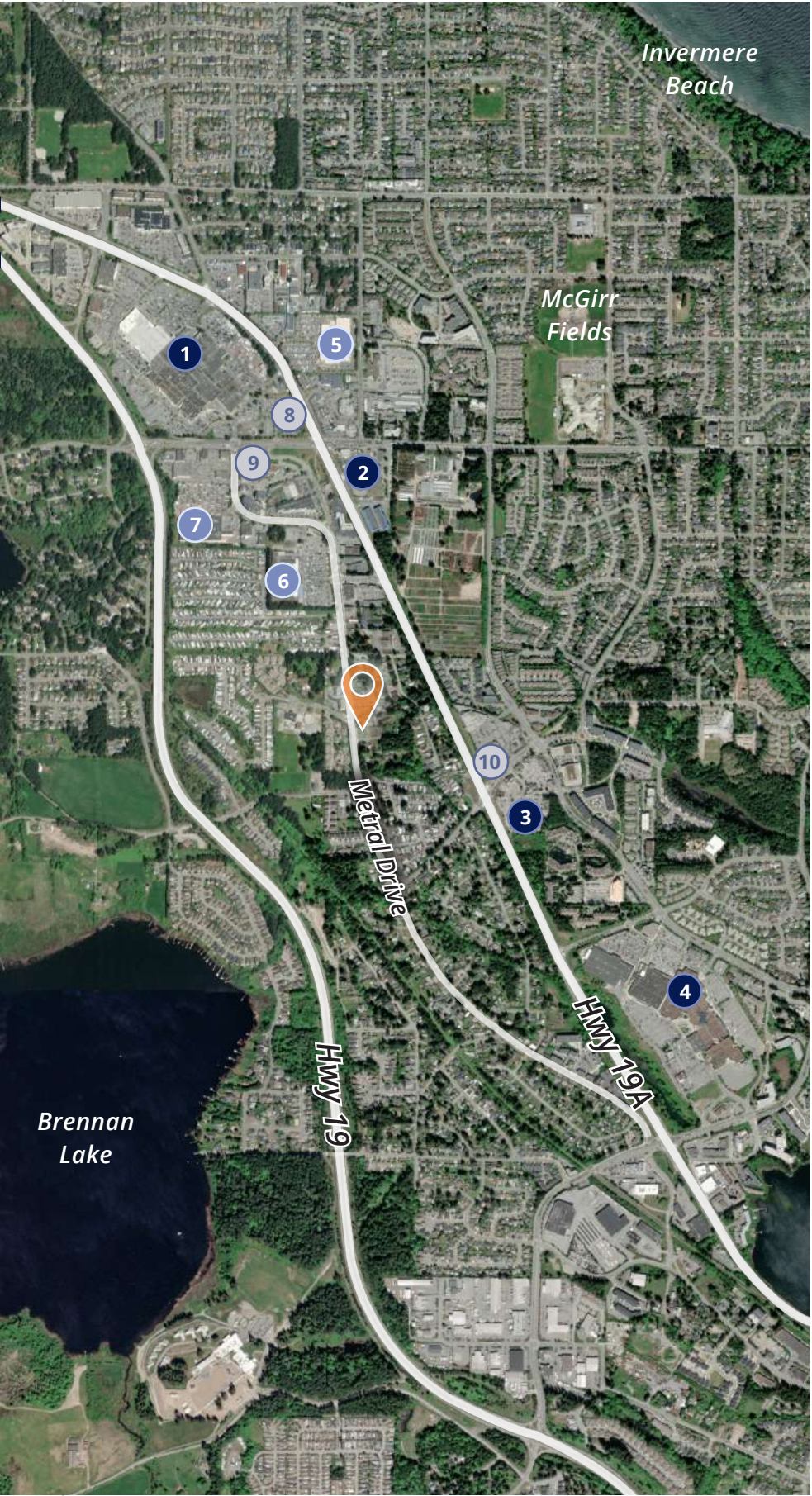
Education

Access to Vancouver Island University and local elementary and secondary schools

Recreation

Minutes to Brannen Lake, Long Lake, and regional trail networks

Nearby Amenities



The Property

Retail Centres

- 1 Woodgrove Centre**
 - Walmart
 - Lululemon
 - Chapters
 - Sport Chek
 - Save-On-Foods
 - Winners
- 2 Hammond Bay Centre**
 - The Brick
 - Serious Coffee
 - Popeyes
 - Coastal Community Credit Union
- 3 Longwood Station**
 - Thrifty Foods
 - Boston Pizza
 - Cafe Today
 - Longwood Brew Pub & Restaurant
 - BC Liquor
- 4 Nanaimo North Town Centre**
 - Canadian Tire
 - Fairway Market
 - Fit 4 Less
 - Dollarama
 - London Drugs
 - Rona+

Major Retail & Services

- 5** Costco Wholesale
- 6** Superstore
- 7** Home Depot

Food & Beverage

- 8** White Spot
- 9** Milano's Ristorante
- 10** Cactus Club



Brennan Lake

Offering Process

Purchase Price:
\$3,950,000

Prospective purchasers are invited to submit offers to purchase through Colliers for consideration by the Vendor.

Please contact the listing agents for more information; or, for access to the virtual data room, please submit a Confidentiality Agreement and disclosure forms ("CA") to Austin Cope. Access will be provided upon receipt of an executed CA.

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