

FOR SALE

List Price **\$1,795,000.00**

460
COMMERCIAL



3043 Barons Road, Nanaimo, BC V9T 3Y6

This standalone building fronting Barons Road offers a versatile and functional layout suitable for a wide range of commercial users.

The 5,790 sq. ft. ground floor features a main entrance leading into a spacious showroom, with direct access to the warehouse. The warehouse is also accessible via two overhead roll-up doors and offers high ceilings ideal for storage, distribution, or light industrial use.

The second floor totals 1,413 sq. ft. and includes two private offices, a large open area suitable for open office or meeting space, along with a kitchen and washroom.

The warehouse also includes an approximately 388 sq. ft. mezzanine, providing additional storage or functional space. The mezzanine area is not included in the total building area of 7,203 sq. ft.

Parking: Off-street parking is available directly in front of the building for staff and customers.



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FEATURES

- The Ground Floor is 5,790 Sq. Ft. with the main entrance leading into a spacious showroom, providing an ideal space for displaying products or services.
- The warehouse space can be accessed from the back of the showroom and via two large overhead roll-up doors, the expansive warehouse features high ceilings, making it perfect for a variety of storage and operational needs.
- The building includes an additional 1,413 Sq. Ft. of second-floor space that boasts two private offices, a large open area suitable for an open office layout or meeting room, as well as a kitchen area and washroom for added convenience.
- The warehouse space includes 388 Sq. Ft mezzanine for extra storage or operational functions.
- Parking: The property also offers off-street parking directly in front of the building, ensuring easy access for both employees and customers.

DETAILS

Legal Description

**LOT 10, SECTION 5,
WELLINGTON DISTRICT,
PLAN 29823**

Unit Size

7,203 Sq. Ft.

Zoning

COR-3

Property Tax

2025 \$22,975.00

BC Assessed Value 2026

\$1,542,000.00

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Front View

3043 BARONS ROAD, NANAIMO, BC V9T 3Y6



Warehouse with Roll Up Doors

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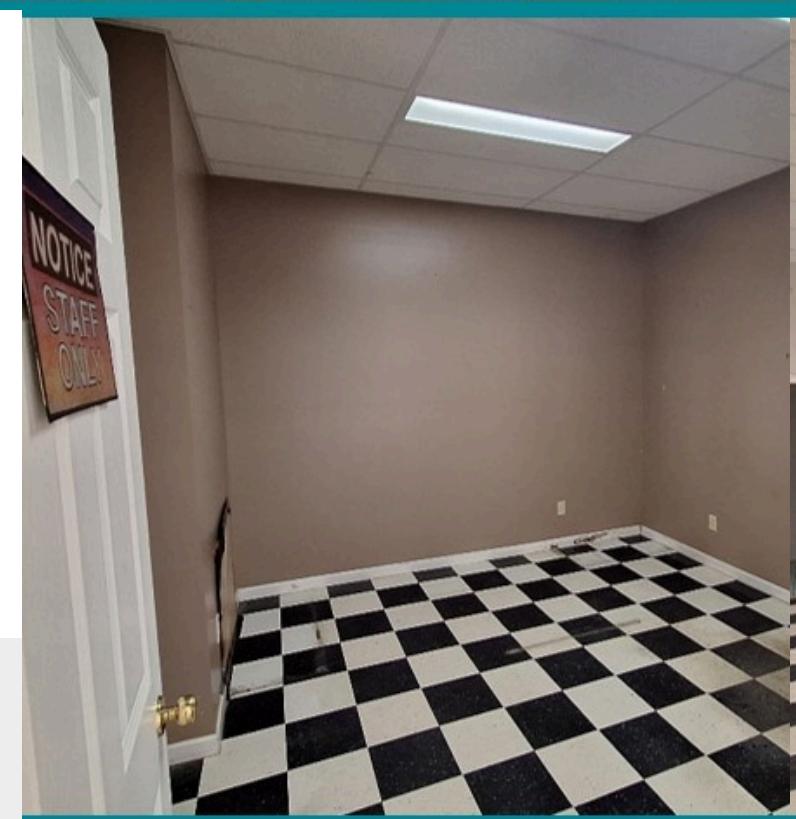
Messanine located in the Warehouse

3043 BARONS ROAD, NANAIMO, BC V9T 3Y6



Main Entrance Showroom

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2nd Floor Kitchen and Landing Area

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2nd Floor Private Offices

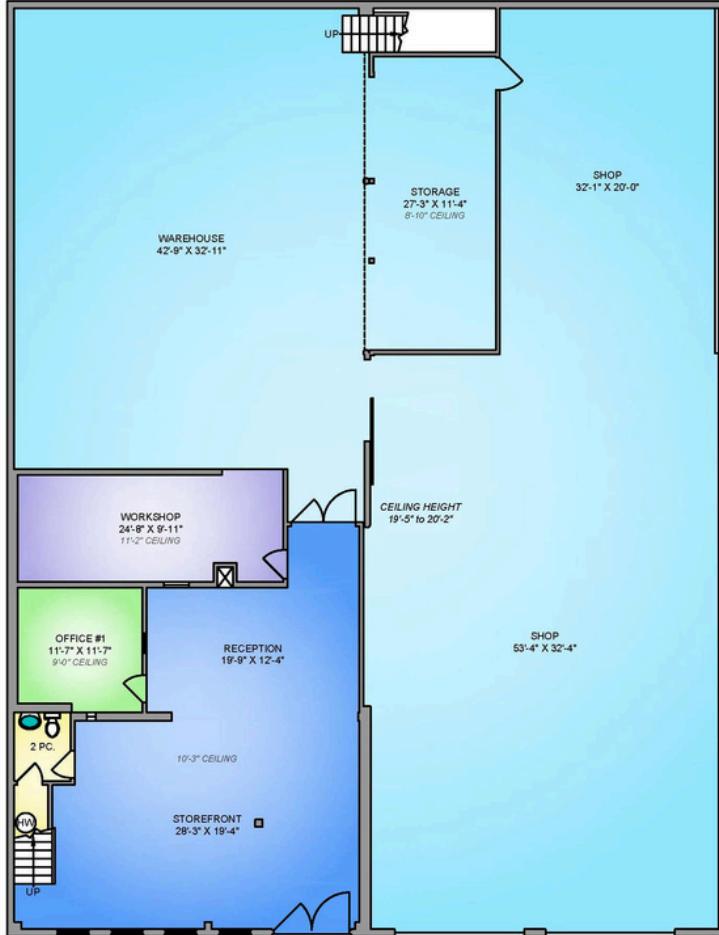
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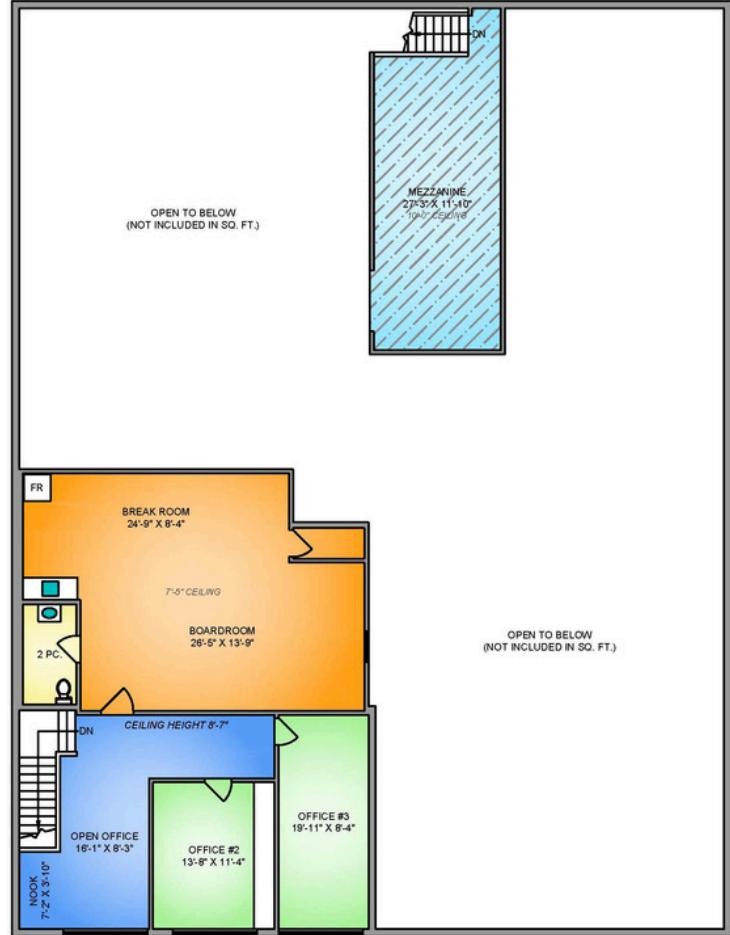
Floor Plan

3043 BARONS ROAD, NANAIMO, BC V9T 3Y6

1 MAIN FLOOR
5790 SQ. FT. Finished



2 UPPER FLOOR
1413 SQ FT. Finished | 336 SQ. FT. Mezzanine



3043 BARONS ROAD

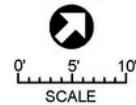
JANUARY 14, 2026

FLOOR

AREA (SQ. FT.)

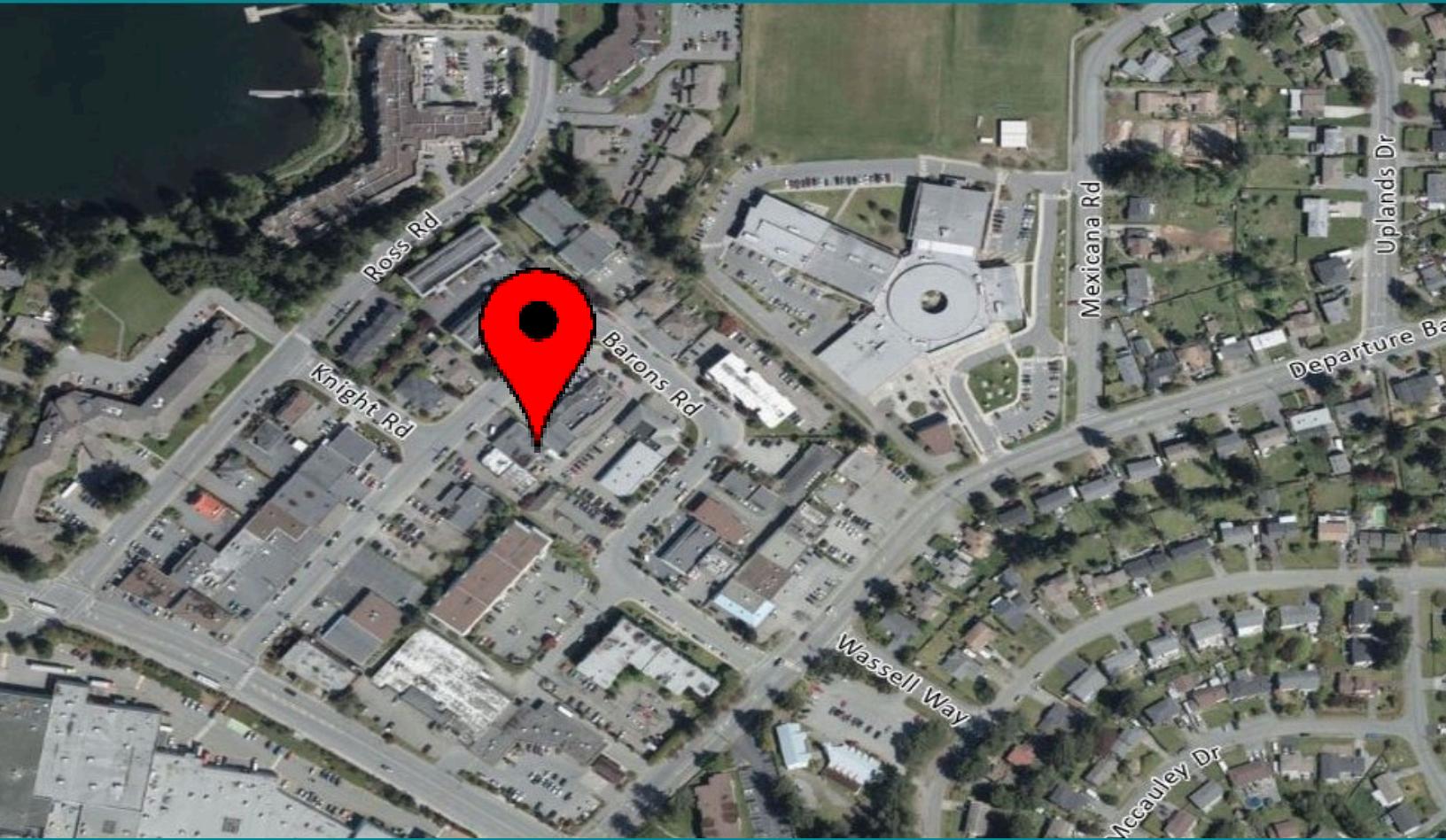
| | FINISHED | WAREHOUSE | MEZZANINE |
|-------|----------|-----------|-----------|
| MAIN | 1413 | 4377 | - |
| UPPER | 1413 | - | 388 |
| TOTAL | 2826 | 4377 | 388 |

NORTH



Map

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