

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.



John Hankins

C. 250.713 9830
E. jhankins@460commercial.com
2-1551 Estevan Road, Nanaimo, BC V9S 3Y8



Cody Dreger | 460 Realty

Personal Real Estate Corporation

C. 250.591-4601
E. cody@codydreger.com
2-1551 Estevan Road, Nanaimo, BC V9S 3Y8

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

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

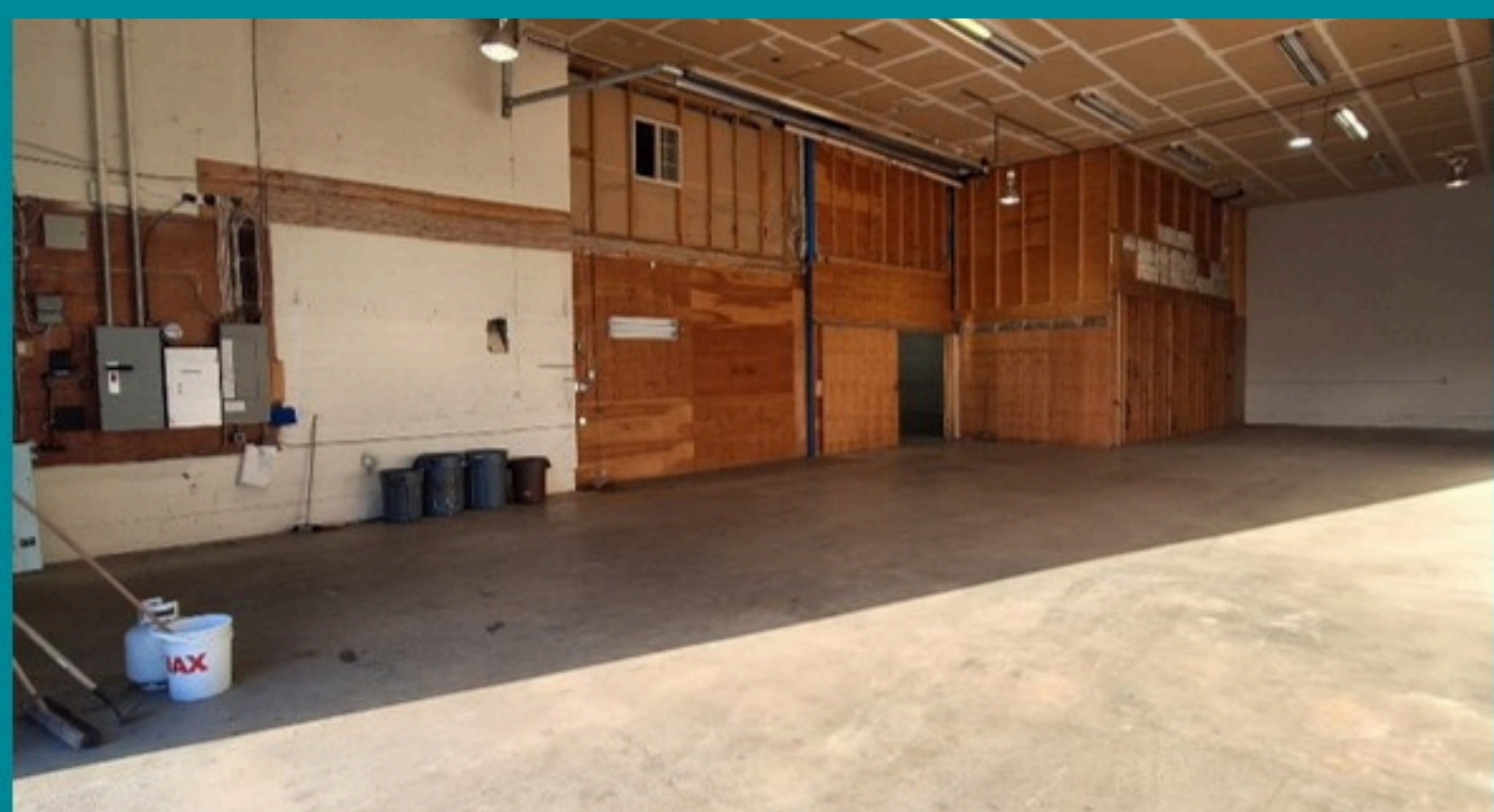
Front View

3043 BARONS ROAD, NANAIMO, BC V9T 3Y6



Warehouse with Roll Up Doors

3043 BARONS ROAD, NANAIMO, BC V9T 3Y6



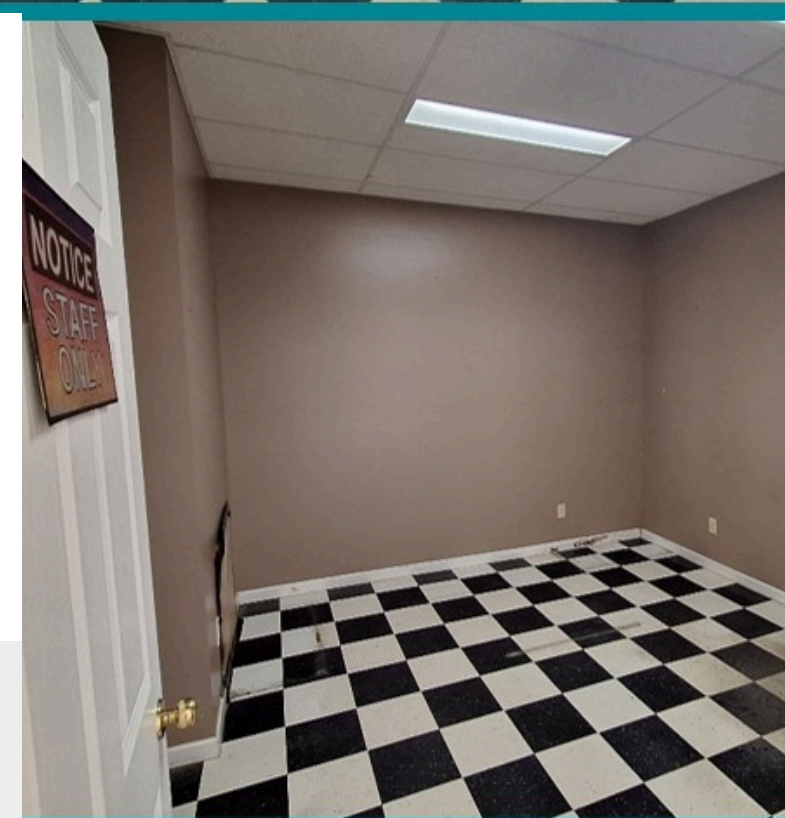
Messanine located in the Warehouse

3043 BARONS ROAD, NANAIMO, BC V9T 3Y6



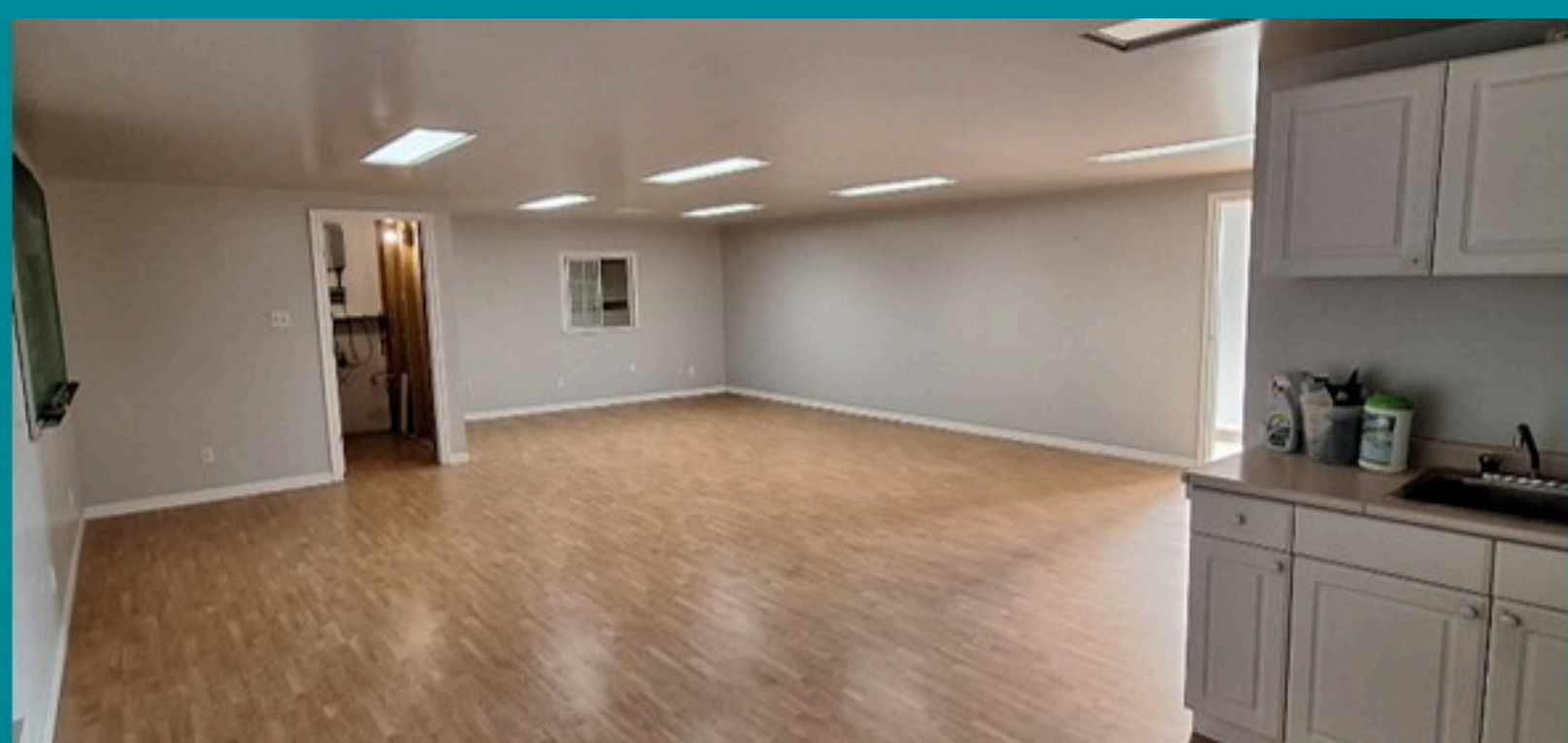
Main Entrance Showroom

3043 BARONS ROAD, NANAIMO, BC V9T 3Y6



2nd Floor Kitchen and Landing Area

3043 BARONS ROAD, NANAIMO, BC V9T 3Y6



2nd Floor Private Offices

3043 BARONS ROAD, NANAIMO, BC V9T 3Y6



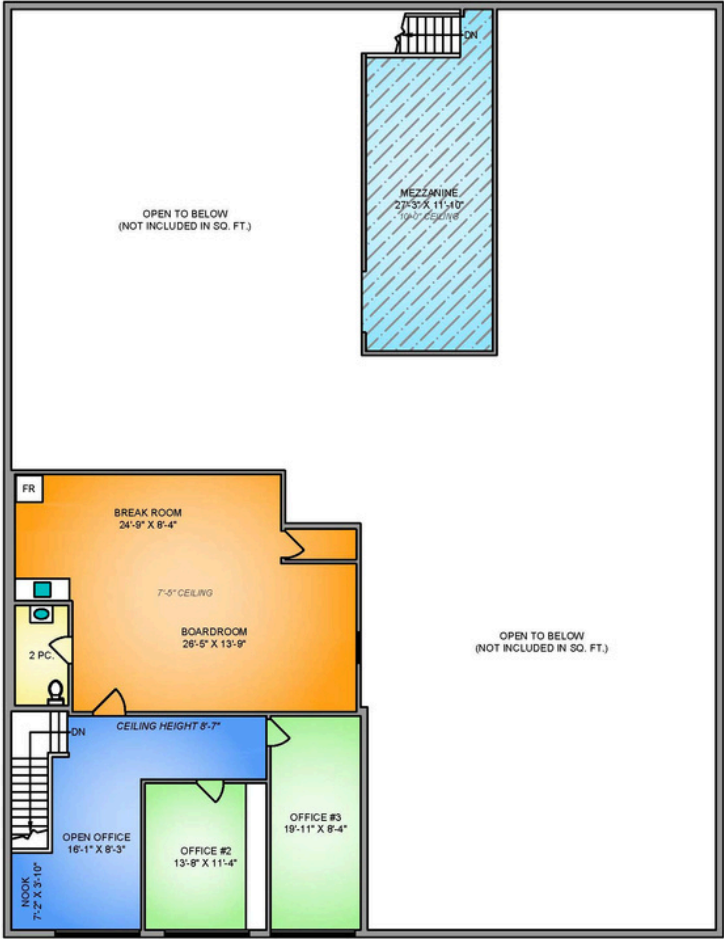
Floor Plan

3043 BARONS ROAD, NANAIMO, BC V9T 3Y6

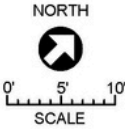
1 MAIN FLOOR
5790 SQ. FT. Finished



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

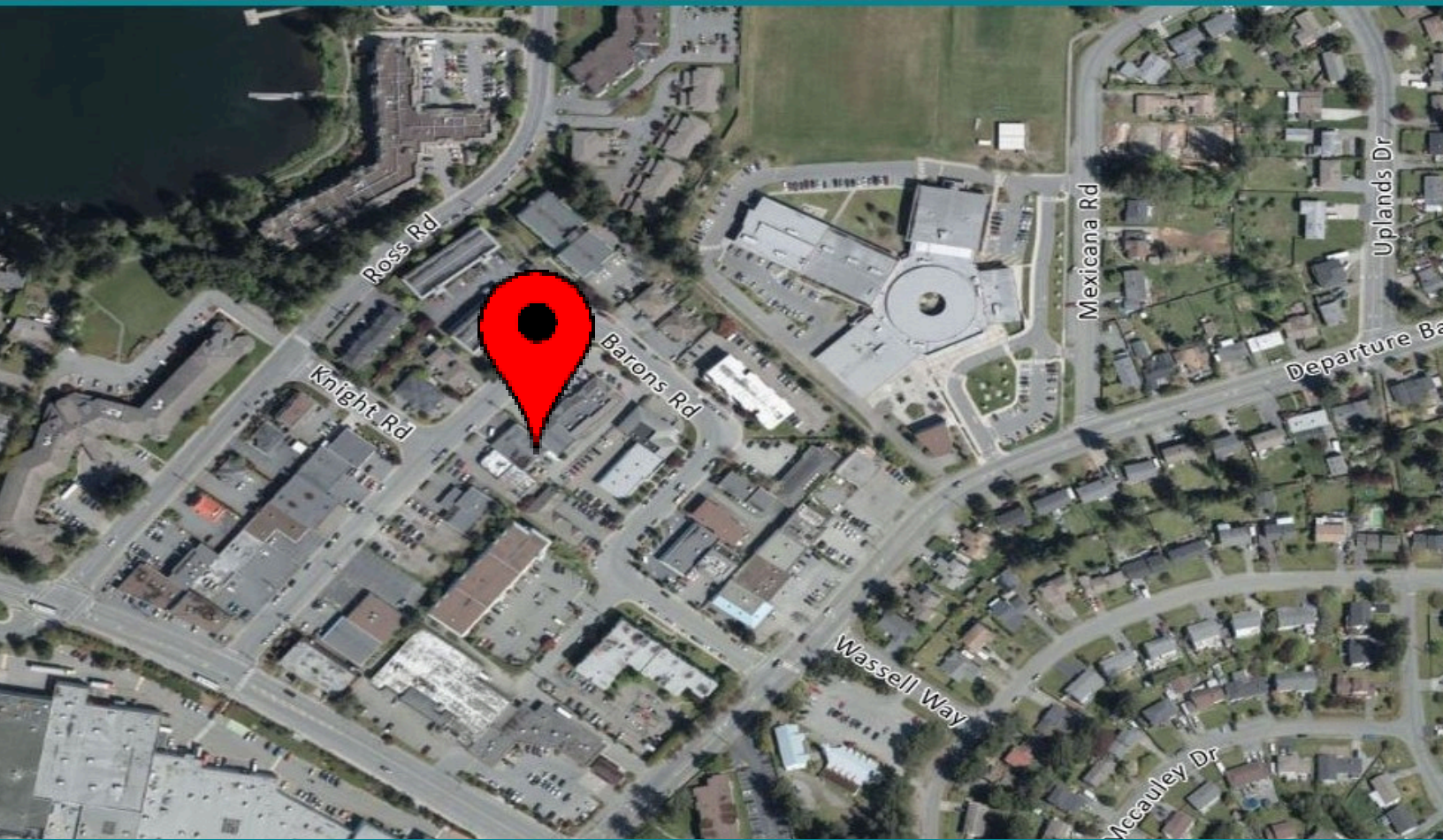


3043 BARONS ROAD JANUARY 14, 2026 <small>This floor plan has been laser measured and drafted by a professional Drafting Technician using AutoCAD software. ANSI/BOMA Z65.3-2018 Gross Areas used in calculating Area. Private resale or modification of this copyrighted document to a third party by any individual or entity, other than the original creator is strictly prohibited. Plans may not be 100% accurate. Buyer must verify any critical measurement.</small>	FLOOR	AREA (SQ. FT.)		
		FINISHED	WAREHOUSE	MEZZANINE
	MAIN	1413	4377	-
	UPPER	1413	-	388
	TOTAL	2826	4377	388



Map

3043 BARONS ROAD, NANAIMO, BC V9T 3Y6



John Hankins

C. 250.713 9830

E. jhankins@460commercial.com

2-1551 Estevan Road, Nanaimo, BC V9S 3Y8



Cody Dreger | 460 Realty

Personal Real Estate Corporation

C. 250.591-4601

E. cody@codydreger.com

2-1551 Estevan Road, Nanaimo, BC V9S 3Y8

460COMMERCIAL.COM

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.