

460

COMMERCIAL

FOR LEASE

Base Rent

\$16.00 per Sq. Ft.*



35 Nicol Street & 816 Crace Street
Nanaimo, BC

OPPORTUNITY

This 2,750 Sq. Ft. property has great street visibility heading into downtown Nanaimo from Nicol Street.

*Plus Additional Rent estimated at \$10.00 per Sq. Ft. (2024)

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460 Commercial Inc.

2-1551 Estevan Road

Nanaimo, BC

35 Nicol Street & 816 Crace Street Nanaimo, BC

DETAILS

- The space consists of two large grade level bay doors, a customer reception area and a good amount of parking.
- The building has a full basement that is included at no additional cost.
- Plenty of off-street parking.
- Good highway visibility from the inner highway heading into downtown Nanaimo.

PROPERTY DETAILS

Legal Description

Lot 2, Section 1, Nanaimo District, Plan 31308 and to part formerly the Westerly 35 feet of Lot 1, Plan 584 except Plan 3701, is Annexed Easement 84515G over the Easterly 12 Feet of Lot 1, Plan 584

Unit Size

2,750 Sq. Ft.

Zoning

DT-4

Base Rent

\$16.00 per Sq. Ft.*

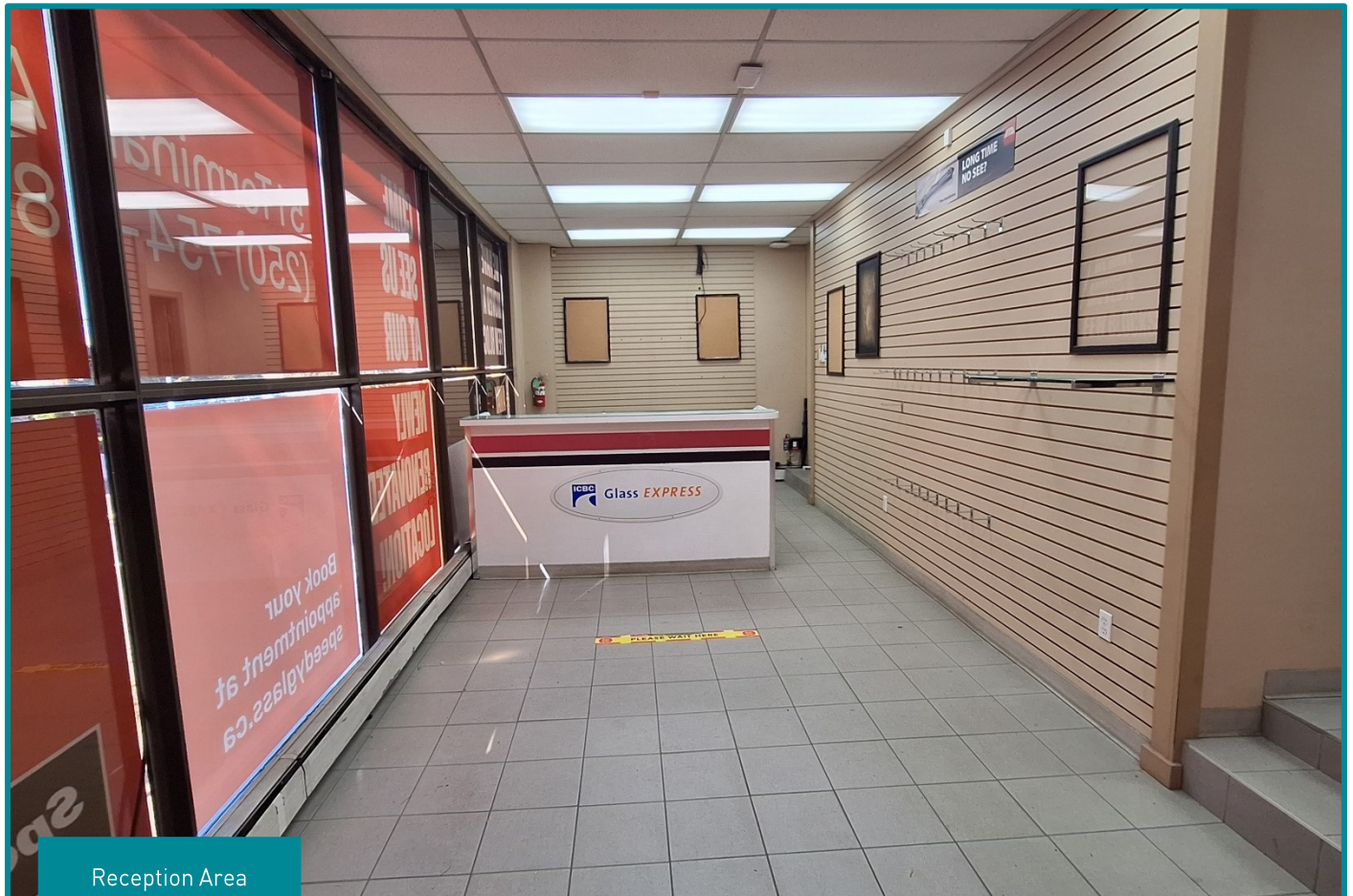
*Estimated Additional Rent

\$10.00 per Sq. Ft.

PICTURES



Street view of the property from Nicol St



Reception Area

PICTURES



View from reception
to front entrance



Office area within
workshop



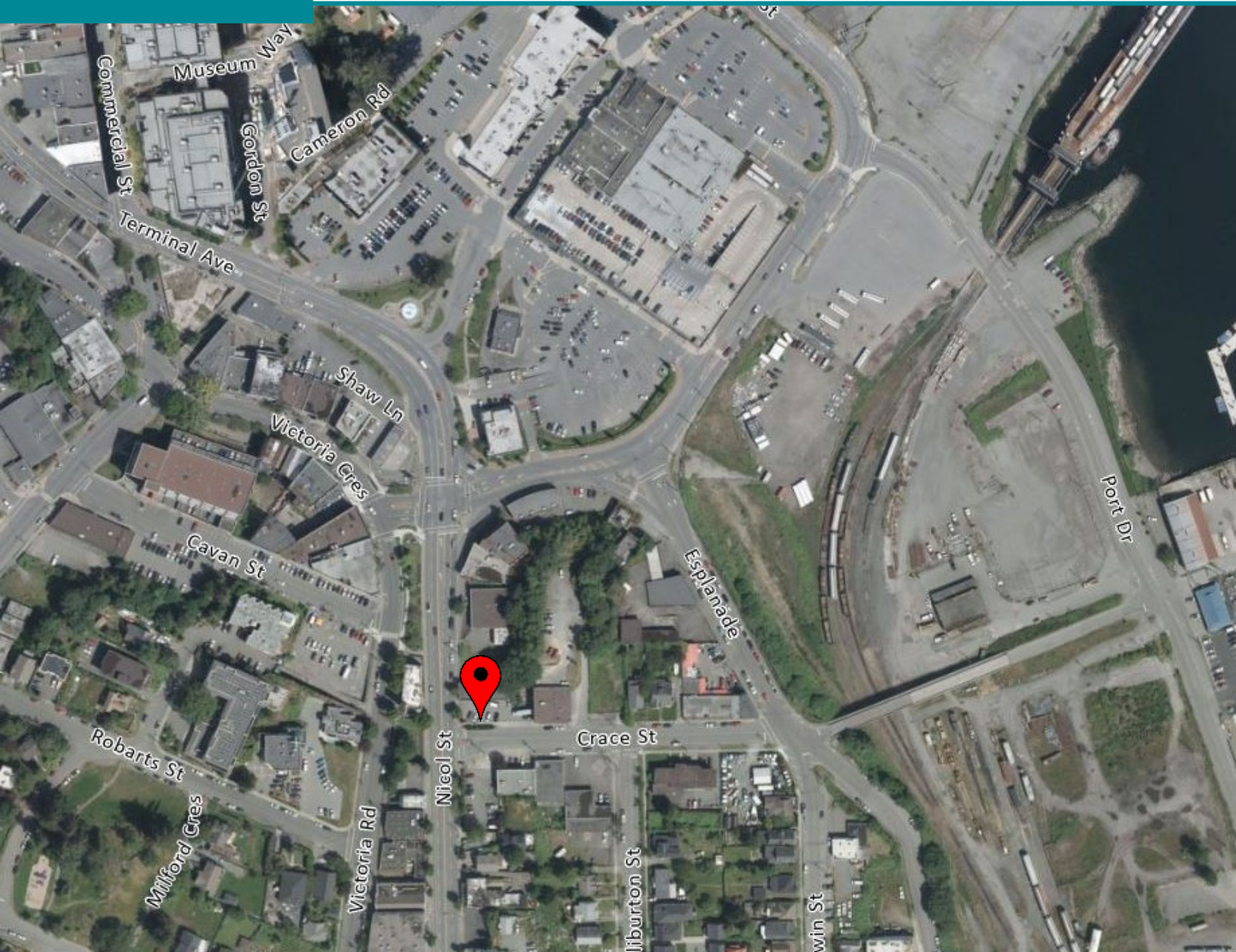
Interior workshop



View of the interior
workshop from grade
level door

MAP

35 Nicol Street & 816 Crace Street, Nanaimo BC V9R 4S8



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