



2202 Meredith Road Nanaimo, British Columbia

- Opportunity to construct an in-demand townhouse development timed to market demand
- Architecturally designed with full drawings available (drawings additional to purchase price)
- Approved development permit and building permit (renewal applied for)
- 2202 Meredith Road offers a near shovel-ready opportunity in Nanaimo's sought-after missing middle housing sector.
- 15,816 square foot rectangular corner lot
- Centrally located, in mixed-form residential neighbourhood

Offered for sale at \$1,335,000.00



For more information:

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Development Lot Zoned and Approved

Opportunity

Opportunity to start construction quickly and complete this development to meet demand in an under-served housing market. Population growth rate exceeds the Provincial average at more than 11% over the most recent five-year period. (City of Nanaimo 2025 State of the Economy Report).

2202 Meredith Road offers a near shovel-ready opportunity in Nanaimo's sought-after missing middle housing sector. Development of the property has been "de-risked" through significant soft-cost investment and municipal approvals.



The Property

Rectangular shaped parcel of land with 135' frontage along Meredith Road and 98.2' along Tulsa Road on the east boundary. Total site area is 0.363 acres or 15,816 square feet.

The subject property is nearly level and on grade with the Road frontages.



Development Advantages

Successfully rezoned to Townhouse Residential (R6), specifically tailored for an 8-unit multi-family project with a 0.7 FAR and 9.2m height allowance.

Option to include complete architectural and engineering packages by Alan Lowe Architect, representing an investment that allows a purchaser to bypass the 12+ month design and initial permitting cycle.

Engineering is already compliant, protecting the buyer from the technical hurdles and redesign costs associated with 2026 building standards.

Established design and development costs reduce "speculation", providing a predictable financial proforma. At an acquisition price of \$166,250 per door, this project provides a profitable entry point into a market with high townhouse absorption rates.

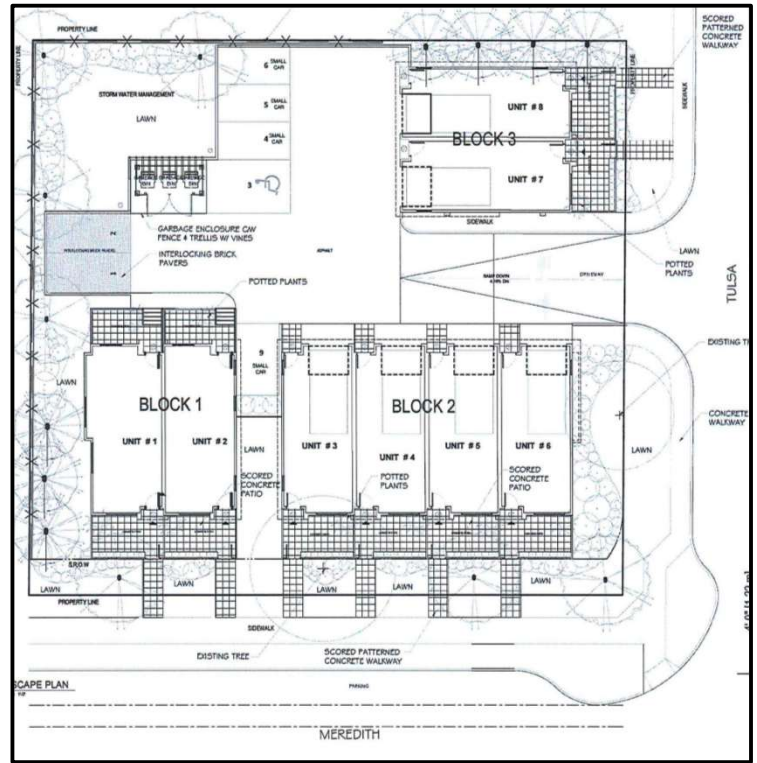
Located at the intersection of Meredith and Tulsa Road, this site benefits from the established infrastructure and proven demand.

Development Lot Zoned and Approved

The Development

The lot has been approved for development of eight townhouses. The development is Architect designed and has had City approval. The eight-townhouse development conforms to zoning and Nanaimo ReImagined, (Official Community Plan).

The eight-unit townhouse development contains two duplex buildings and one four-plex building. Units are a mixture of two and three storeys with grade level garages. Townhouses range in size from 1,177 square feet to 1,469 square feet. Gross building area is 13,108 square feet (including garages).



Vehicle access to the proposed development is from Tulsa Road. Areas surrounding the buildings to be landscaped and include paved parking areas to the rear of the street-front buildings.

- Full construction drawings available, not included in the purchase price of the land.
- Development Permit and Building Permit are in process to be renewed.



Development Lot Zoned and Approved

Location

The Property is located in the Northfield area of Central Nanaimo, which includes older residential buildings, a transition to newer residential homes, redevelopment to higher densities such as townhouses or apartments. The location is just two city blocks from Bowen Road, a major arterial with public transit and a range of small businesses.



Surrounding properties comprise a mixture of uses and lot sizes. To the north and west of the subject property is a low-density neighbourhood consisting primarily of single dwelling and duplex lots.

Legal Description

2202 Meredith Road, Nanaimo, BC
Lot 1, Section 17, Range 7, Mountain District, Plan EPP83590
PID 030-481-040

Zoning and Official Community Plan

Zoning is R6 (Low Density Residential); this zone provides for a mixture of low-density ground-oriented multiple family residential dwellings on lots compatible with other residential development in the area.

Official Community Plan designation as Suburban Neighbourhood; Intent is for low-rise residential with typical building forms which include ground-oriented multi-unit dwellings including tri/fourplex and townhomes, up to three storeys.

For Sale at: (\$1,335,000.00)
One Million, Three Hundred and Thirty-Five Thousand Dollars

Location Advantages

Nanaimo, Central Vancouver island, British Columbia

The City is a classic west coast community, offering natural beauty at every turn. It has one of the longest shorelines of any city in Canada, and unlimited recreation options with a forested mountain backdrop reachable within a few minutes of leaving the city centre.

- Nanaimo is located on the eastern side of Vancouver Island, 23km (14 miles) west of Vancouver and 113km (70 miles) north of Victoria, the capital of British Columbia.
- Nanaimo is the second largest urban centre on Vancouver Island, and the fifth largest urban centre in British Columbia with a City population of 105,000, with strong growth projections
- Nestled between the mountains and the ocean, Nanaimo is a 20-minute flight from downtown Vancouver or a 1.5-hour ferry ride with 16 scheduled sailings daily. Air Canada offers direct flights to Vancouver, Calgary and Toronto from the Nanaimo Airport, an all-weather facility. Nanaimo also boasts a Cruise Ship terminal.



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NAI Commercial Victoria Inc. is a full service commercial real estate brokerage providing personalized service throughout Vancouver Island. Our team of dedicated professionals provides clients with market knowledge and insight for the region stretching from the Victoria Capital Region to Campbell River and west to Tofino.

We are a locally owned firm, a member of the Victoria Real Estate Board, and have global reach through our association with NAI Global, the world's largest, most powerful network of local commercial real estate firms. NAI Commercial has an extensive team who combine their expertise to help our clients achieve their objectives. We are fortunate to work with a full range of clients, including individual investors, local business owners, developers, international corporations and governments at all levels.

For more information:



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Representing commercial, industrial & development real estate across
mid-Vancouver Island; from the Malahat to Campbell River.