

FOR LEASE
Base Rent
\$14.00 per Sq. Ft.*



204B - 2520 Bowen Road
Nanaimo, BC

Opportunity

- Unit 204B on the second floor of the established Nanaimo Home Centre building, totaling 786 Sq. Ft.

*Plus Additional Rent estimated at \$5.16 per Sq. Ft.

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Details

- A 786 square foot second floor unit with a shared entrance and washroom consists of an open space and a lunchroom with a sink.
- The building is currently zoned as Light Industrial (I2) with OCP of Community Corridor.
- With the current use allowance this would be ideal for a manufacturing/contractor office which would include the following: architect, general contractor, computer and software developer, computer services and data processing, engineer, surveyor, scientist, geologist, graphic designer, shipping agent, or wholesale broker. Other uses can be identified in the zoning bylaws.
- The unit is located within the well-known and established Nanaimo Home Centre with anchor tenants like United Floors and McLaren Lighting. It is centrally located with easy access to the Old Island Highway and Highway 19.

Property Details

Civic Address
2520 Bowen Road

MLS #
966721

PID
003-192-008

Legal Description
Lot 3, Section 20, Range 6,
Mountain District, Plan 16051,
Except Part in Plan 43195

Unit Size
786 Sq. Ft.

Zoning
I-2

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\$14.00 per Sq. Ft.*

Additional Rent
\$5.16 per Sq. Ft.

Pictures



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