

Trilogy Residences

Nanaimo, BC

213 Units



The Regatta

Nanaimo, BC

87 Units



The Seaboard

Campbell River, BC

70 Units



Magdalena

Duncan, BC

64 Units



FOR SALE



Apartment Portfolio

512 Suites - 7 Retail/Office Units -
6 Properties - 8 Buildings

Vancouver Island + Squamish

Northyards 2

Squamish, BC

38 Units



Northyards 1

Squamish, BC

40 Units



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Macdonald
COMMERCIAL

member of
CORFAC
INTERNATIONAL



WestUrban Developments Ltd. is one of Canada's leading property development companies specializing in large scale residential and commercial development projects. Their highly experienced in-house team of development professionals take projects from conception to completion. From creating concepts, design and planning, construction, finishing, and property management, WestUrban Developments strive to help meet the housing needs of our growing communities across Canada.



INVESTMENT OVERVIEW

Macdonald Commercial is please to present a 512 apartment unit plus 7 commercial retail/office unit portfolio sale on Vancouver Island and Squamish, BC. These beautiful purpose built rental buildings were constructed to the highest standards and achieved occupancy between the years 2020-2024. This is an opportunity of a lifetime to acquire “instant scale” of Class A apartment buildings in some of the tightest rental markets in BC.

CAMPBELL RIVER, BC

The Seaboard

854 Island Hwy S, Campbell River
70 Units

NANAIMO, BC

Trilogy Residence

1280, 1290, 1300 Junction Ave, Nanaimo
213 Units

The Regatta

550 Brechin Road, Nanaimo
87 Units

DUNCAN, BC

Magdalena

4114 Crosland Place, Duncan
64 Units

SQUAMISH, BC

Northyards 1

39666 Government Road, Squamish
40 Units

Northyards 2

39668 Government Road, Squamish
38 Units



Campbell River, BC
The Seaboard

1



Squamish, BC
Northyards 2

4



Squamish, BC
Northyards 1



Nanaimo, BC
The Regatta

2



Nanaimo, BC
Trilogy Residence

3

Duncan, BC
Magdalena

Vancouver



TRILOGY RESIDENCES

Nanaimo, BC

SALIENT DETAILS

ADDRESS

1280, 1290, 1300 Junction Avenue, Nanaimo, BC

PID

007-593-601

LEGAL DESCRIPTION

PLAN VIP1332, SECTION 27, RANGE 17, NANAIMO LAND DISTRICT, EXCEPT PLAN 3212 RW, OF SEC 7 & EXC PL VIP84370 & EPP108890

ZONING

COR2 - Mixed Use Corridor

OCCUPANY DATE

2023-2024

NUMBER OF BUILDINGS

3

STOREY

4

SITE AREA (SF)

160,824

TOTAL UNITS

213

NET RENTABLE AREA (SF)

135,538

AVERAGE UNIT SIZE (SF)

636

UNIT MIX

117 x 1 Bedroom

72 x 2 Bedroom

24 x 3 Bedroom

PARKING STALLS











254

IN-SUITE FEATURES

- Stainless steel appliances
- Mini split heat pumps
- Full sized stacked washer and dryer
- Quartz countertops in kitchen and bathrooms
- Private Balcony



FEATURES & AMENITIES

-  Property Management Office
-  Secure entry via fob access system
-  Security camera system in common areas
-  Secure underground parking
-  Secure bike storage
-  One elevator per building
-  Individually metered hydro
-  Chip trail around relaxation pond
-  EV stations
- 



THE REGATTA

Nanaimo, BC

SALIENT DETAILS

ADDRESS

550 Brechin Road, Nanaimo, BC

PID

001-163-426

LEGAL DESCRIPTION

LOT 12, PLAN VIP12987, SECTION 1, NANAIMO LAND DISTRICT

ZONING

R8 - Medium Density Residential

OCCUPANY DATE

2024

STOREY

4

SITE AREA (SF)

56,628

TOTAL UNITS

87

NET RENTABLE AREA (SF)

52,740

AVERAGE UNIT SIZE (SF)

606

UNIT MIX

3 x Studio

55 x 1 Bedroom

29 x 2 Bedroom

PARKING STALLS












110

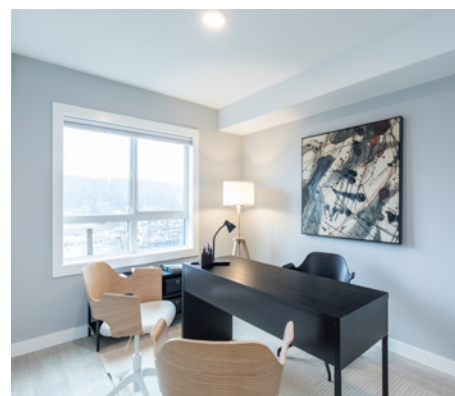
IN-SUITE FEATURES

- Stainless steel appliances
- Mini split heat pumps
- Full sized stacked washer and dryer
- Quartz countertops in kitchen and bathrooms
- Private Balcony



FEATURES & AMENITIES

-  Property Management Office
-  Secure entry via fob access system
-  Security camera system in common areas
-  Secure underground parking
-  Secure bike storage
-  Two elevators
-  Individually metered hydro
-  Two oceanview amenity decks
-  Dog wash
-  EV chargers
-  Spectacular ocean views of Newcastle Island, short walk to Departure Bay Ferries, Seair Float Planes, Multiple marinas, Bus stop in front



THE SEABOARD

Campbell River, BC

SALIENT DETAILS

ADDRESS

854 Island Highway South, Campbell River, BC

PID

014-340-500

LEGAL DESCRIPTION

LOT 3, PLAN VIP48714, SECTION 32, TOWNSHIP 1,
COMOX LAND DISTRICT, EXCEPT PLAN VIP58597

ZONING

RM-3 - Residential Multiple Threel

OCCUPANY DATE

2024

STOREY

5

SITE AREA (SF)

47,742

TOTAL UNITS

70

NET RENTABLE AREA (SF)

47,573

AVERAGE UNIT SIZE (SF)

680

UNIT MIX

- 11 x Studio
- 21 x 1 Bedroom
- 34 x 2 Bedroom
- 4 x 3 Bedroom

PARKING STALLS










98

IN-SUITE FEATURES

- Stainless steel appliances
- Mini split heat pumps
- Full sized stacked washer and dryer
- Quartz countertops in kitchen and bathrooms
- Private Balcony



FEATURES & AMENITIES

-  Secure entry via fob access system
-  Security camera system in common areas
-  Secure underground parking
-  Secured bike hangers
-  One elevator per building
-  Individually metered hydro
-  Gym
-  Dog wash
-  Beautiful ocean views of Quadra Island, Rotary Beach Seawalk, Fogg Dukkars Coffee, easy access to Bus stop

MAGDALENA

Duncan, BC

SALIENT DETAILS

ADDRESS

4114 Crosland Place, Duncan, BC

PID

009-768-904

LEGAL DESCRIPTION

PARCEL B, SECTION 2, RANGE 5, SOMENOS LAND DISTRICT, EXCEPT PLAN VIP15559, & EXC PL VIP904BL & EPP88901 (DD 44318I)

ZONING

R8-Residential Multi-Family Apartment Zone

OCCUPANY DATE

2020

STOREY

5

SITE AREA (SF)

68,433

TOTAL UNITS

64

NET RENTABLE AREA (SF)

47,370

AVERAGE UNIT SIZE (SF)

740

UNIT MIX

34 x 1 Bedroom

30 x 2 Bedroom

PARKING STALLS









80

IN-SUITE FEATURES

- Samsung appliances
- Electric baseboard heaters
- Full sized stacked washer and dryer
- Quartz countertops in kitchen and bathrooms
- Private Balcony



FEATURES & AMENITIES

-  Secure entry via fob access system
-  Security camera system in common areas
-  Secure underground parking
-  Secure bike storage
-  One elevator per building
-  Individually metered hydro
-  Outdoor gathering space
-  Walking distance to Walmart grocery and pharmacy, Canadian Tire, Home Depot, banking, Tim Hortons Coffee, restaurants, easy access to Bus stop

NORTHYARDS 1

Squamish, BC

SALIENT DETAILS

ADDRESS

39666 Government Road, Squamish, BC

PID

031-501-770

LEGAL DESCRIPTION

STRATA LOT 7, PLAN EPS7441, PART SE1/4, SECTION 3, TOWNSHIP 50, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

ZONING

MUD-1 - Mixed Use District

OCCUPANY DATE

2020

STOREY

4

SITE AREA (SF)

25,434

TOTAL UNITS

40

NET RENTABLE AREA (SF)

23,305

AVERAGE UNIT SIZE (SF)

583

UNIT MIX

11 x Studio

19 x 1 Bedroom

10 x 2 Bedroom

PARKING STALLS

42 + 2 motorbike stalls

IN-SUITE FEATURES

- Stainless steel appliances
- Electric baseboard heaters
- Full sized stacked washer and dryer
- Quartz countertops in kitchen and bathrooms
- Private Balcony



FEATURES & AMENITIES

- 🔑 Secure entry via fob access system
- 📹 Security camera system in common areas
- 🚗 Secure underground parking
- 🚲 Secure bike storage
- 📦 Storage Lockers
- 🛗 One elevator per building
- 🔌 Individually metered hydro
- 📍 Walking distance to Walmart grocery and pharmacy, restaurants, liquor store, banking, Home Depot, Counterpart coffee, Bus stop in front

NORTHYARDS 2

Squamish, BC

SALIENT DETAILS

ADDRESS

39668 Government Road, Squamish, BC

PID

030-384-729

LEGAL DESCRIPTION

LOT A, PLAN EPP74583, SECTION 3, TOWNSHIP 50, NEW WESTMINSTER LAND DISTRICT

ZONING

MUD-1 - Mixed Use District

OCCUPANY DATE

2023

STOREY

4

SITE AREA (SF)

24,757

TOTAL UNITS

38

NET RENTABLE AREA (SF)

21,400

AVERAGE UNIT SIZE (SF)

563

UNIT MIX

- 11 x Studio
- 15 x 1 Bedroom
- 12 x 2 Bedroom

PARKING STALLS










40 + 2 motorbikes stalls

IN-SUITE FEATURES

- Stainless steel appliances
- Mini split heat pumps
- Full sized stacked washer and dryer
- Quartz countertops in kitchen and bathrooms
- Private Balcony



FEATURES & AMENITIES

-  Secure entry via fob access system
-  Security camera system in common areas
-  Secure underground parking
-  Secure bike storage
-  One elevator per building
-  Individually metered hydro
-  Social lounge
-  EV Chargers
-  Walking distance to Walmart grocery and pharmacy, restaurants, liquor store, banking, Home Depot, Counterpart coffee, Bus stop in front

COMMERCIAL RETAIL AND OFFICE UNITS

Northyards 2

39668 Government Road, Squamish BC

Northyards 1

39666 Government Road, Squamish BC

OFFICE UNITS

RETAIL UNITS

OFFICE UNITS

RETAIL UNITS

Northyards 1

39666 Government Road, Squamish BC

OFFICE UNIT STRATA LOT 6 - 3,725 SF

Strata Lot 6 = per the registered Strata Plan
P1 Parking Level – 8 stalls

Northyards 2

39668 Government Road, Squamish BC

OFFICE SPACE - 3,185 SF

P1 Level, 8 Stalls

CRU 1 - 1,320 SF

P1 Level, 3 Stalls

LEASED

CRU 2 - 2,332 SF

P1 Level, 5 Stalls

LEASED

CRU 3 - 1,680 SF

P1 Level, 4 Stalls

LEASED

CRU 4 - 1,699 SF

P1 Level, 4 Stalls

CRU 5 - 1,408 SF

P1 Level, 3 Stalls

VISITOR STALLS

#4, 5, 6, 7, 8, 12, 13

Totals 24 Commercial & 7 Visitors



Note: Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

OFFERING PROCESS:

The apartment portfolio can be purchased all together or separately. Prospective purchasers are invited to submit offers in the form of a Letter of Intent (LOI) or Agreement of Purchase and Sale (APS) through Macdonald Commercial for consideration by the Vendor. The Vendor will review offers upon receipt. Offers may be structured as a share sale.

For access to the data room, please email a signed confidentiality agreement and BCFSAs disclosure documents to: paul.kim@macdonaldcommercial.com

PRICE: PLEASE CONTACT LISTING AGENT FOR PRICING GUIDANCE.

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