

Ben Wedge

Personal Real Estate Corporation

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Colliers



FOR SALE OR LEASE

1819 FREMONT ROAD, NANAIMO, BC

Centrally located, industrial
owner-occupier opportunity

The Location

1819 Fremont Road offers a central Nanaimo location with efficient access to major arterial routes, making it well suited for distribution, service, or light industrial operations. The Property is positioned within an established industrial and commercial corridor, providing convenient connectivity to downtown Nanaimo, the Island Highway, and key transportation routes serving the mid-Island region. The surrounding area supports a wide range of industrial and service businesses, benefiting from proximity to labour, suppliers, and commercial amenities.



The Property

The Property features a functional industrial layout, with the front portion of the building developed for office and reception use, providing a clear and efficient customer and administrative entry point. The rear portion comprises a warehouse area, along with a kitchenette and washroom, supporting operational efficiency and employee use. The warehouse is serviced by two dock-level loading doors, facilitating efficient shipping and receiving operations.

The site further benefits from paved yard and drive areas accommodating on-site parking, loading, and vehicle maneuvering, making it well suited for light industrial and service-oriented users.

The building has recently benefited from a roof update, and the exterior has been freshly painted, contributing to improved overall condition and curb appeal.



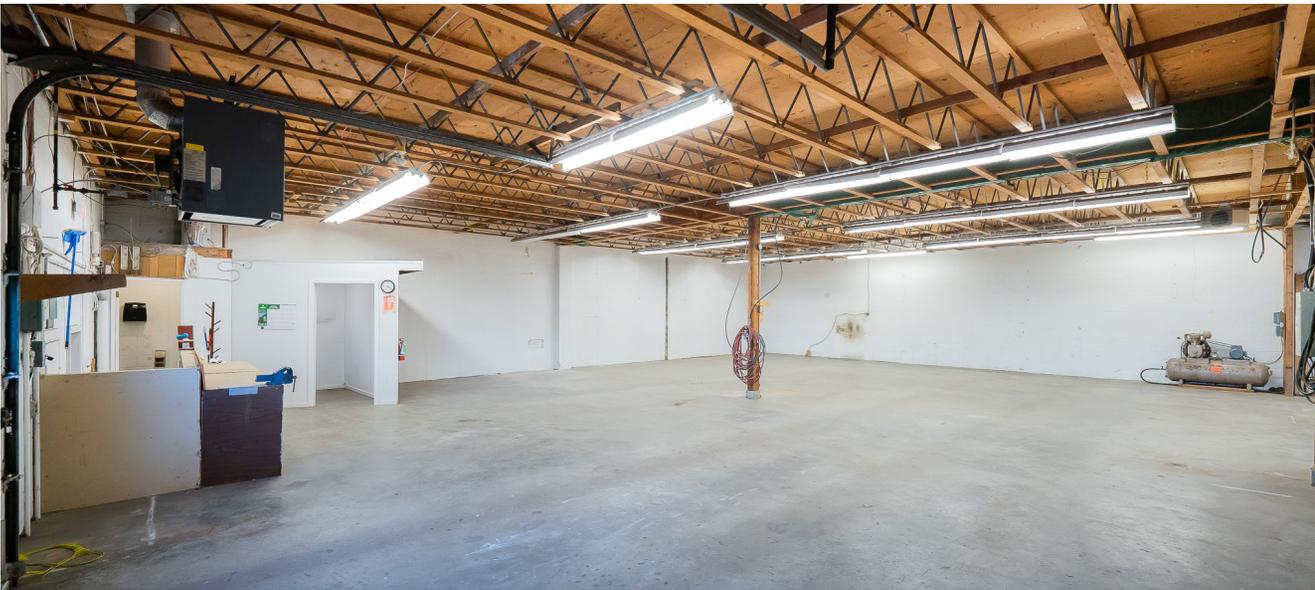
Property Overview

SALIENT FACTS

Civic Address	1819 Fremont Road, Nanaimo
Legal Description	LOT 10, SECTION 18, RANGE 8, MOUNTAIN DISTRICT, PLAN 12058
PID	004-959-167
Assessed Value (2026)	\$1,025,000
Building Area	4,463 SF; 3,960 SF (60 ft x 66 ft) warehouse and 503 SF (16 ft 9 in x 30 ft) office <i>per Vancouver Island Appraisal Ltd</i>
Year Built	1972 per BC assessment
Heating	Electric baseboard in front office and reception building; two (2) gas fired heaters in warehouse
Electrical	200 amps, 120/240 VAC, single-phase
Washroom	One (1) two piece washroom with hot water tank
Warehouse Clear Height	11 ft
Loading	Two (2) dock loading doors each 10 ft by 10 ft – one (1) of which has a ramped grade access – with 3.5 ft dock height
Lot Size	7,788 SF <i>per BC assessment</i>
Zoning	Highway Industrial – I1
Property Tax (2025)	\$18,331.58
Financing	The Vendor would consider a Vendor-Take-Back-Mortgage



Photo Gallery



Location Overview



2min | 1km
Island Highway (19)

5min | 1.8km
Nanaimo Parkway

6min | 2.9km
Departure Bay Ferry
Terminal

10min | 6.0km
Port of Nanaimo

22min | 23.3km
Duke Point Ferry
Terminal

19min | 21.4km
Nanaimo Airport
(YCD)



ASKING PRICE
\$1,395,000

LEASE RATE
\$16.50 PSF

Estimated Additional Rent \$6.32 PSF

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