

1716 KIDSON ROAD, NANAIMO
OWNER/USER OPPORTUNITY INDUSTRIAL PROPERTY

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

SANTANNA PORTMAN

santanna.portman@williamwright.ca

C 431.588.8747 | T 250.586.1226



Great Highway Exposure



Recently Renovated
Showroom/Offices



Perfect for an Owner/User or
Investment Property



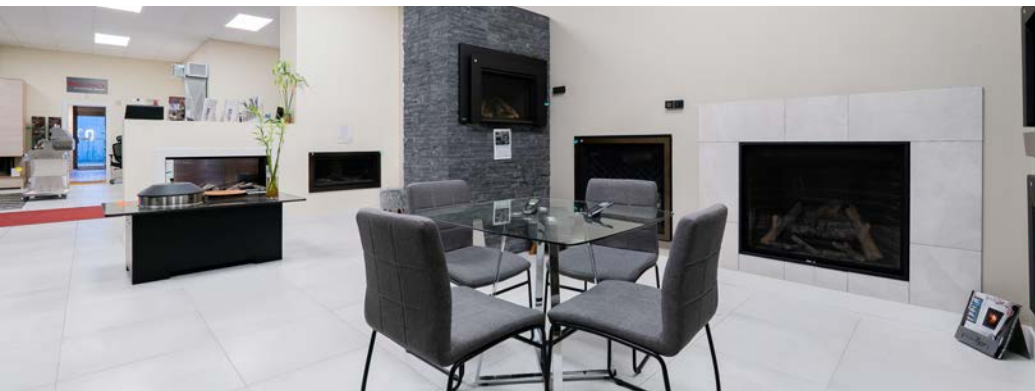
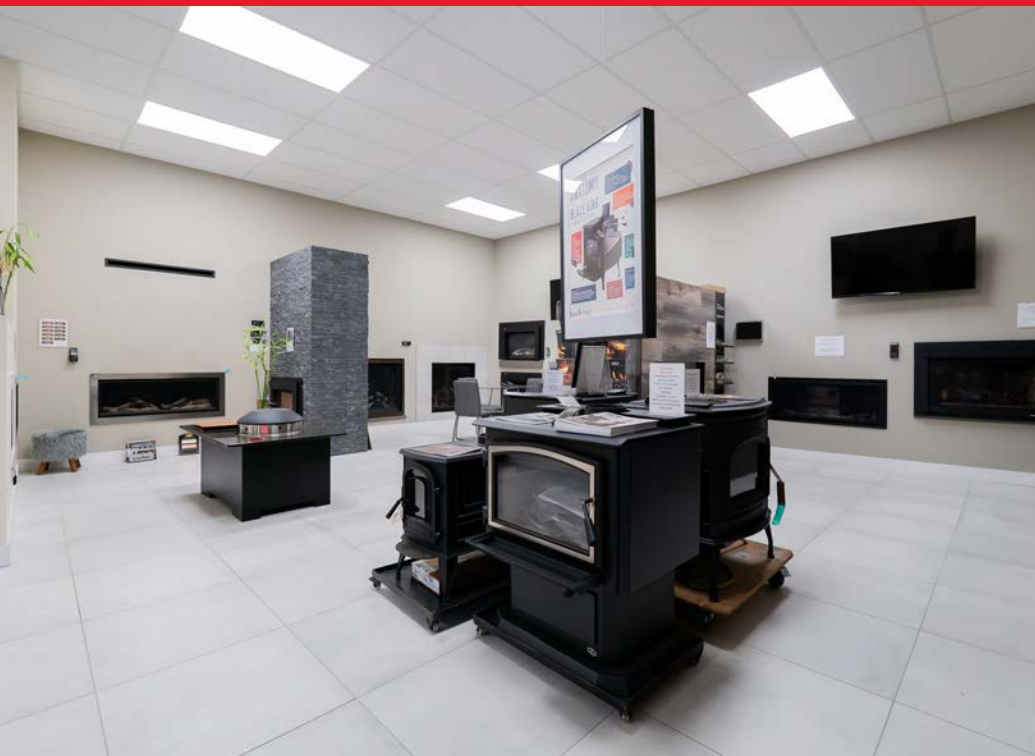
Ample On-Site Parking

1716 KIDSON ROAD, NANAIMO

This industrial property is located adjacent to the island highway with ample exposure. The building is currently occupied by a single tenant that currently uses the majority of the building as a showroom with some storage/warehouse. The property also has a small fenced yard great for additional storage.

This property lends itself well for an owner/user opportunity or makes a great low-maintenance investment property in a tight industrial market.





SALIENT FACTS

Lot Size	± 21,389 SF
Building Size	± 4,036 SF
Parking	On Site
Zoning	I1 - Highway Industrial
PID	001-404-032
Legal Description	LOT C, PLAN VIP12240, SECTION 18, RANGE 8, MOUNTAIN LAND DISTRICT
Price	\$1,300,000.00



INCLUDES
showroom
with storage &
warehouse



Nanaimo Demographics



Population
99,863 (2022)



Projected Growth
111,689 (2026)



Median Age
45.2



Avg. Household Income
\$61,094

Driving Distances

BC Ferries Departure Bay Terminal
6 Min Drive

Victoria
1.4 Hr Drive

Country Club Centre
6 Min Drive



LOCATION

The property is located in the industrial area of the Diver Lake Neighborhood. With plenty of parking on site and exposure from the highway, this property is very accessible and great for customer engagement should one continue to utilize the showroom area.

FOR MORE INFORMATION CONTACT

SANTANNA PORTMAN
santanna.portman@williamwright.ca
C 431.588.8747 | T 250.586.1226





williamwright.ca



Vancouver Office
1340-605 Robson Street
Vancouver, BC
604.428.5255

New Westminster Office
350-522 7th Street
New Westminster, BC
604.545.0636

Fraser Valley Office
210-8029 199th Street
Langley, BC
604.546.5555

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Central Island Office
100B-154 Memorial Avenue
Parksville, BC
250.586.1226

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
406-121 5th Avenue
Kamloops, BC
236.425.1617