1716 KIDSON ROAD, NANAIMOOWNER/USER OPPORTUNITY INDUSTRIAL PROPERTY

FOR **SALE**





Commercial Real Estate Services

SANTANNA PORTMAN

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Great Highway Exposure



Recently Renovated Showroom/Offices



Perfect for an Owner/User or Investment Property



Ample On-Site Parking

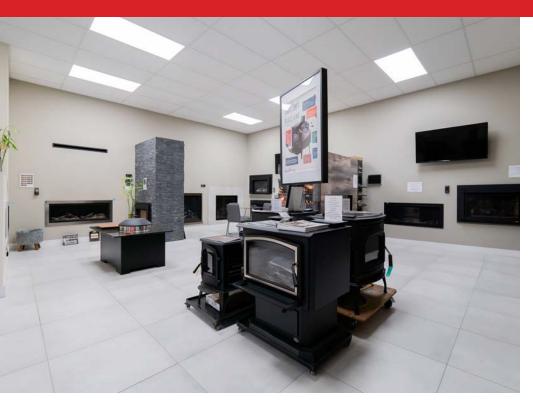
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This industrial property is located adjacent to the island highway with ample exposure. The building is currently occupied by a single tenant that currently uses the majority of the building as a showroom with some storage/warehouse. The property also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











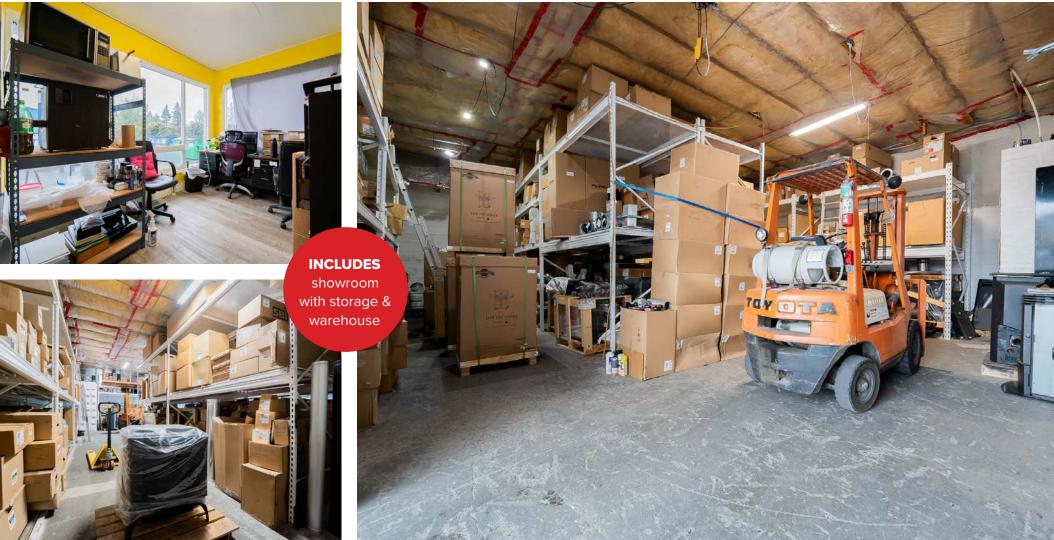


SALIENT FACTS

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







NanaimoDemographics



Population 99,863 (2022)





Median Age 45.2



Avg. Household Income \$61,094

Driving Distances

BC Ferries Depature Bay Terminal

6 Min Drive

Victoria

1.4 Hr Drive

Country Club Centre

6 Min Drive



MILSTONE ESTATE WINERY

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.

SAVE-ON-FOODS

NANAIMO REGIONAL GENERAL HOSPITAL

SEAIR SEAPLANES

BC FERRIES DEPARTURE BAY TERMINAL

SUBJECT PROPERTY

FOR MORE INFORMATION CONTACT

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NANAIMO BAKERY & CAFE





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