

# 154 MEMORIAL AVENUE, PARKSVILLE

## PARKSVILLE PROFESSIONAL CENTRE

**FOR  
SALE**

**FULLY LEASED**  
WITH 6.0% CAP RATE\*



FULLY STABILIZED

**WILLIAM | WRIGHT**

Commercial Real Estate Services

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## Located in the Heart of Downtown Parksville

The Parksville Professional Centre (the “Property”) is made up of 24,209 SQFT of office and retail spread over two buildings with a large surface parking lot containing 65 stalls for both tenants and visitors.

The Property is home to 10 tenants including Shoppers Drug Mart, Lisa Kerwin Law Corporation, Dr. Louis Beaudoin Inc., Drs. Sulz, Fridricksson and Bell, Drs. Morris, Szachnowska & Hickey-Somerville, and Ministry of Citizen Services amongst others. This fully air-conditioned building is ideal for medical and professional services alike and is located in the heart of downtown Parksville.



# Anchor Tenants



Shoppers Drug Mart

William Wright Commercial

Lisa Kerwin Law Corporation

Dr. Louis Beaudoin Inc

Drs. Sulz, Fridricksson and Bell

Drs. Morris, Szachnowska & Hickey-Somerville

Ministry of Citizen Services



*Key Building for  
Medical and Office  
Professionals*





## Property Features



**Parksville**  
PROFESSIONAL CENTRE

**Building Size**

± 24,209 SQFT

**Stories**

3

**Units**

16

**Property Includes**

Elevator, Air Conditioning

**Price**

\$5,998,000

**Zoning**

C3

**Cap Rate\***

6.0%

**NOI\***

\$370,216.21

**Parking**

65 stalls

\*Fully Stabilized

# Waterfront

## Views

AT 154 MEMORIAL AVENUE  
DOWNTOWN PARKSVILLE

BE PART OF THE  
GROWING PARKSVILLE  
COMMUNITY

- |   |  |  |  |
|---|--|--|--|
| 01  | 06  | 11   | 16   |
| 02  | 07  | 12  | 17  |
| 03   | 08  | 13  | 18  |
| 04   | 09  | 14  | 19  |
| 05  | 10  | 15  | 20  |



### DRIVING DISTANCES FROM PARKSVILLE TO

**NANAIMO** 36 MIN  
**VANCOUVER** 3 HR



# Stunning Waterfront Location in the Center of It All

Parksville is located on the east coast of Vancouver Island, 37 km north of Nanaimo, and a short ferry ride across the Strait of Georgia from Vancouver. The city enjoys a spectacular waterfront location. Parksville is serviced by the Vancouver Inland Island Highway (Highway #19) which bypasses Parksville on the west side. This four-lane limited access highway runs from Victoria to Campbell River providing convenient access to other Island cities. Highway 19A and the Alberni Highway run through the middle of Parksville and connect the City to Highway #19.

Transportation to the Lower Mainland of BC is convenient by road, BC Ferries through Nanaimo, or by air via airports at Nanaimo, Comox or nearby Qualicum Beach. Population growth in the City and surrounding areas continues to be strong. Parksville's population grew by 9.5% between Census years 2016 and 2021 and currently is estimated to be 16,000.



**9.5%**

Population  
growth  
since 2016



**± 16,000**

Population as  
of 2022

