1924 NORTHFIELD ROAD - NANAIMO LIVE AND WORK ON-SITE POTENTIAL

FOR SALE



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1924 NORTHFIELD ROAD

Centrally located, this mixed use property is perfect for an owner/user or simply a holding investment. The property includes a multi-unit industrial / office building and one 5-bedroom home.

RESIDENTIAL PROPERTY:

- 5 bedroom and 2-bathroom residential home;
- sundeck and covered parking
- upside in rental Income

OFFICE

- 540 SF office room, with bathroom

WAREHOUSE

- 2,059 SF
- 12FT ceilings and one grade loading door
- 3 phase power
- 1 washroom

HIGH TECH INDUSTRIAL (13) ZONING

This zone provides for clean, high-tech industrial uses and supporting commercial uses such as

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- Commercial School
- Food and Beverage Processing
- Laboratory
- Pet Day Care



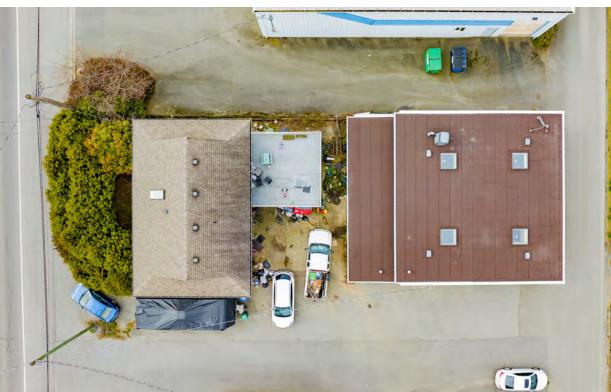












PROPERTY HIGHLIGHTS



Centrally Located



Live and work on-site potential



Great for an owner/user



Easily accessible

SALIENT FACTS

Lot Size	± 8,712 SF
Building Size	± 2,059 SF (warehouse)
Parking	On-site
Zoning	13
Property Taxes	\$12,099 (2022)
PID	002-821-451
Legal Description	Lot 6, Block 4, Plan VIP526, Section 18, Range 8, Mountain Land District
Price	\$1,175,000



ISLAND HWY N	4 MIN DRIVE
BC FERRIES DEPARTURE BAY TERMINAL	5 MIN DRIVE
NANAIMO REGIONAL GENERAL HOSPITAL	3 MIN DRIVE
DOWNTOWN NANAIMO	8 MIN DRIVE

LOCATION

Located on a corridor street which is highly visible, and the rear of the property also has lane access making the site very accessible. Northfield Road is one of Nanaimo's busiest industrial nodes.

FOR MORE INFORMATION CONTACT

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