

1924 NORTHFIELD ROAD - NANAIMO

LIVE AND WORK ON-SITE POTENTIAL

FOR
SALE



WILLIAM | WRIGHT

SANTANNA PORTMAN
santanna.portman@williamwright.ca
250.586.1226



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

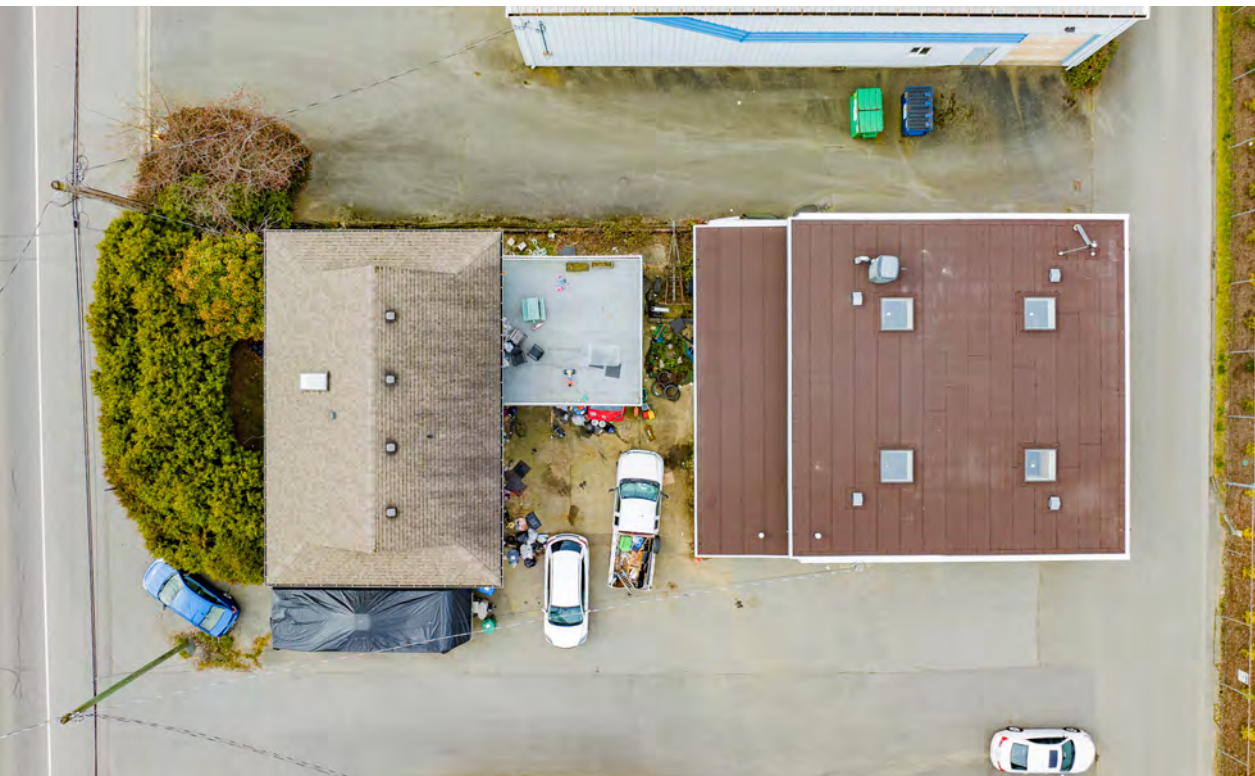
HIGH TECH INDUSTRIAL (I3) ZONING



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

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





PROPERTY HIGHLIGHTS



Centrally Located



Live and work on-site potential



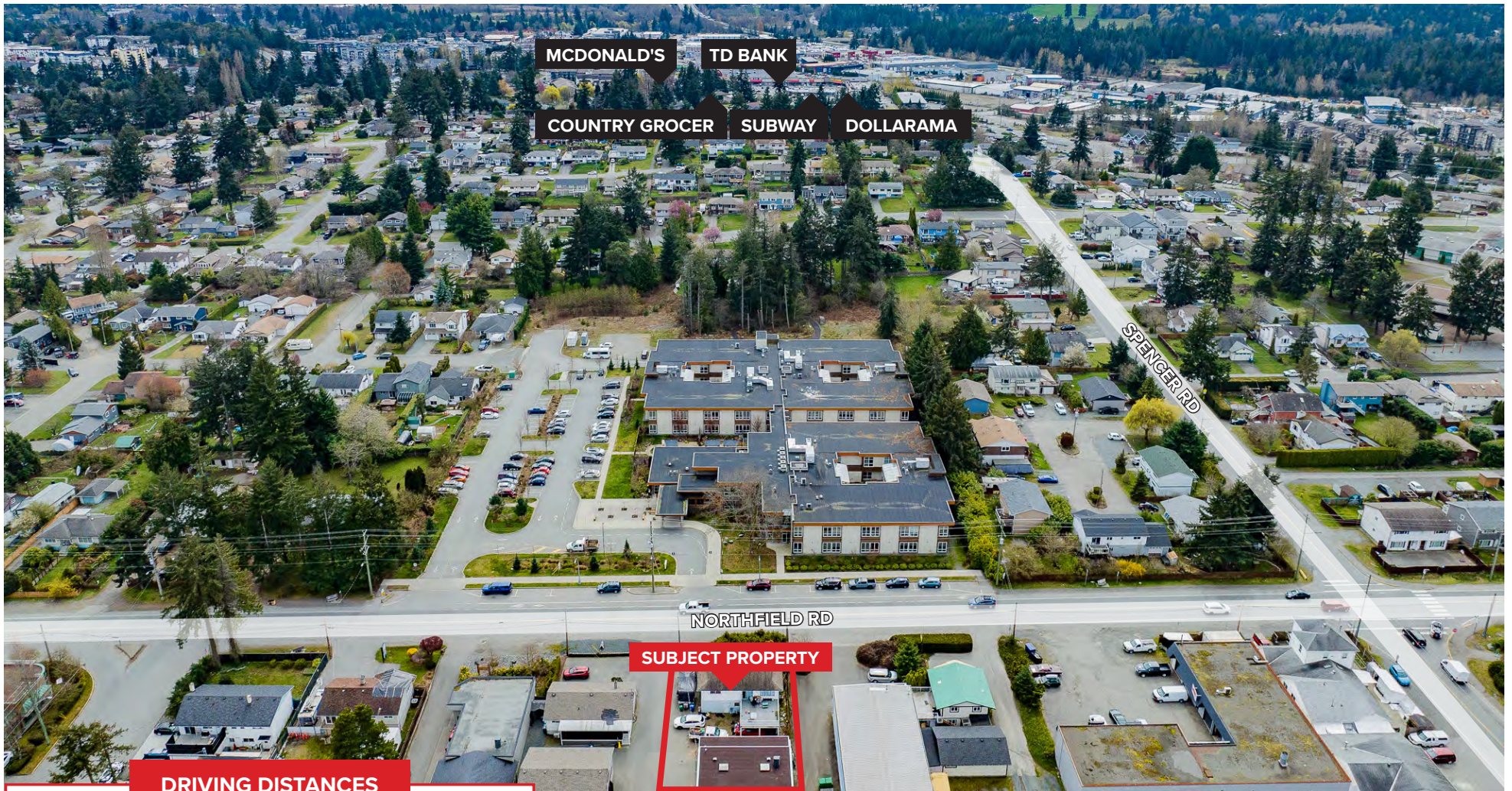
Great for an owner/user



Easily accessible

SALIENT FACTS

| | |
|-------------------|--|
| Lot Size | ± 8,712 SF |
| Building Size | ± 2,059 SF (warehouse) |
| Parking | On-site |
| Zoning | I3 |
| 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 |



DRIVING DISTANCES

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

SANTANNA PORTMAN

santanna.portman@williamwright.ca

250.586.1226