



Artist's Rendering

Opportunity to develop a multi-family apartment project in popular Nanaimo neighbourhood.

OFFERED FOR SALE:

\$1,000,000.00

(One Million Dollars)

For more information:

Sue McKitrick, BA (Hons) MBA

Associate Broker, Comox Valley

250-650-8823

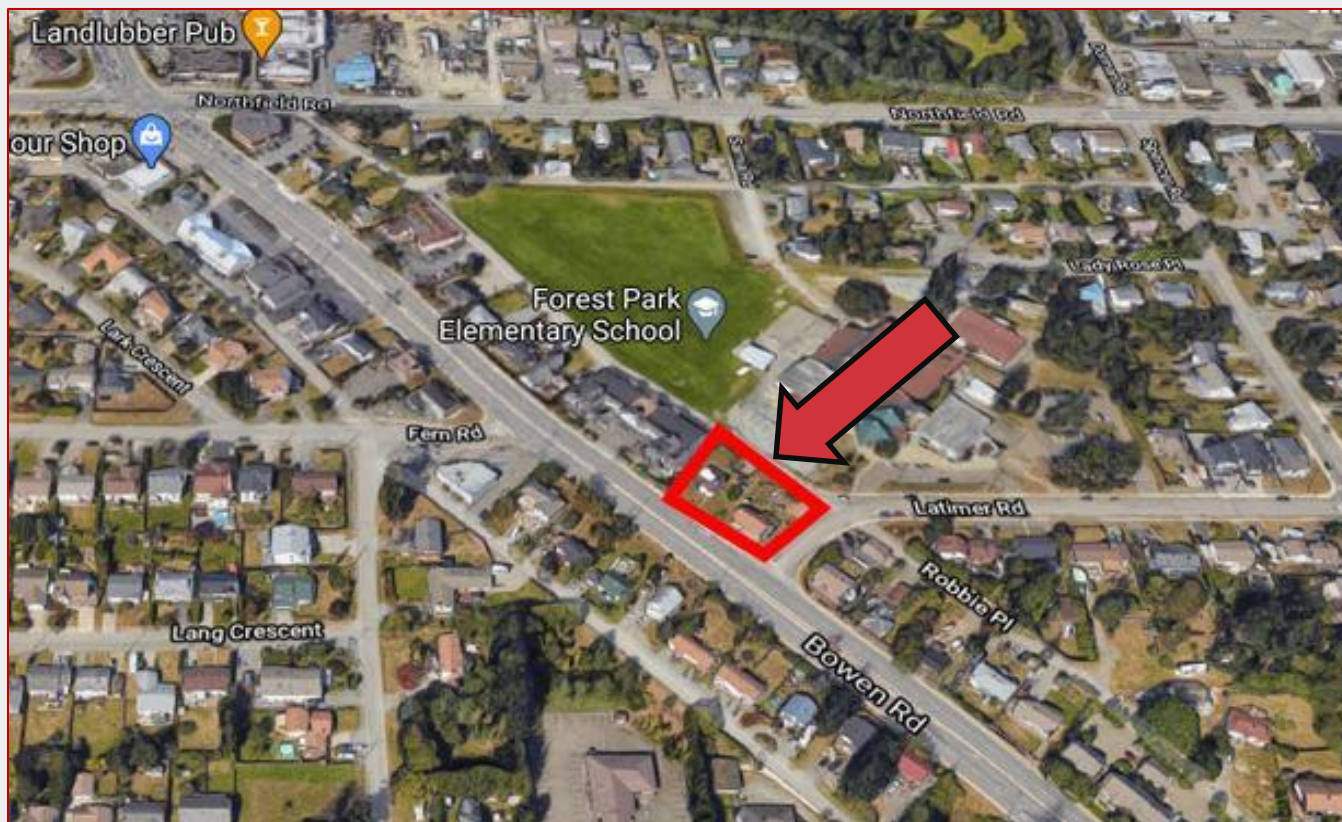
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Overview

2120/2122 Bowen Road
Nanaimo, BC

Located on a corner lot on an arterial road backing onto residential and school lands, this is an excellent opportunity for a multifamily development. The properties total 16,397 square feet. Currently zoned R-1 Single Family Residential, the seller has commenced the rezoning process and has surveys and plans available for a 28-unit apartment project.

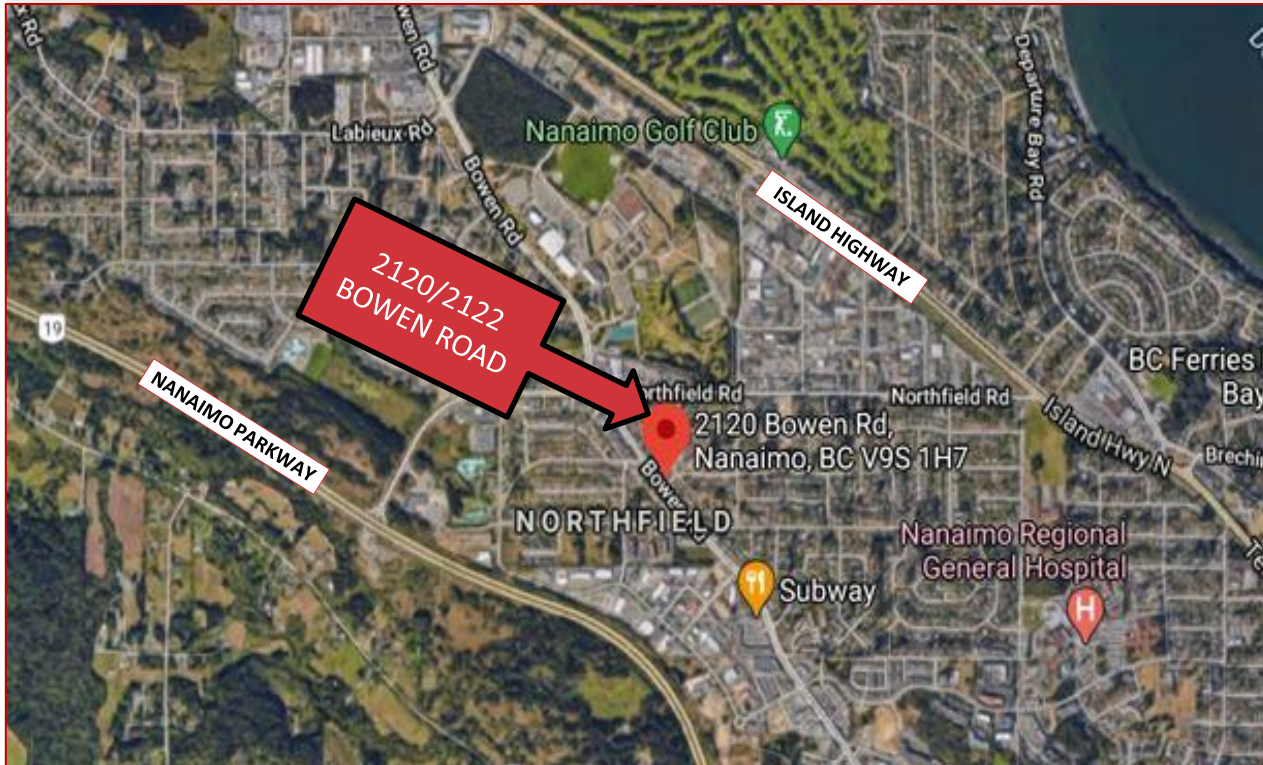
The property fronts onto Bowen Road, a main arterial road with a growing number of commercial and multifamily properties. Located at the intersection of Latimer Road, the property also backs onto Robbie Place, providing road frontage on three sides and offering good access and site development flexibility.



An information package is available to qualified buyers.

Location Details

2120/2122 Bowen Road Nanaimo, BC



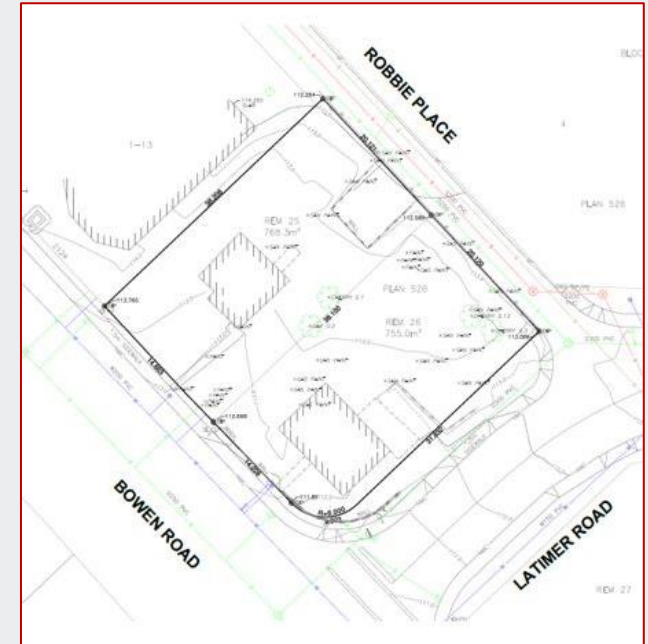
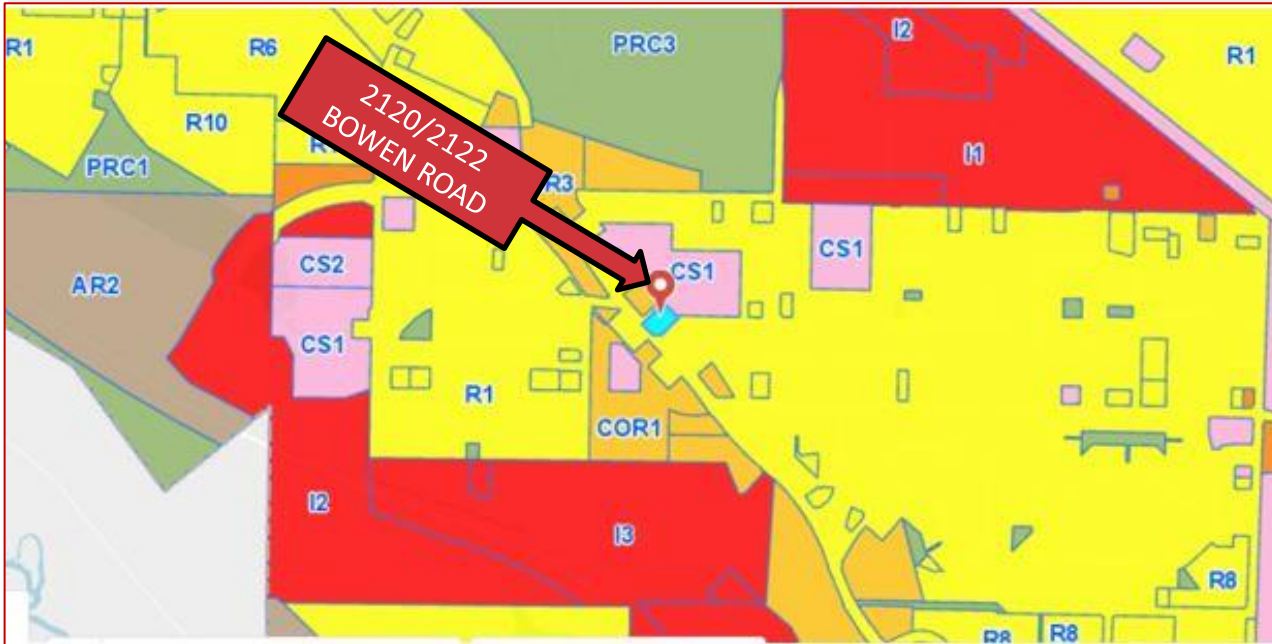
The properties are located within the City of Nanaimo at 2120 and 2122 Bowen Road. This is a corner location at Latimer Road, and both properties back onto Robbie Place, a quiet residential street. The neighbourhood of the property is residential to the east, and primarily multifamily and commercial along Bowen Road.

The property is directly across from Forest Park Elementary School and would integrate well with the neighbourhood to the east.

The Bowen Road Corridor offers an interesting mix of retail, service, recreational facilities and professional businesses as well as a rapidly escalating residential population. This area is regarded as a key urban growth node in Nanaimo's Official Community Plan. This property is on a bus route and many shops such as Quality Foods, Country Grocer, TD Bank, Tim Horton's, Rexall Drugs and Subway are within walking distance.

Location Details

2120/2122 Bowen Road Nanaimo, BC



Zoning

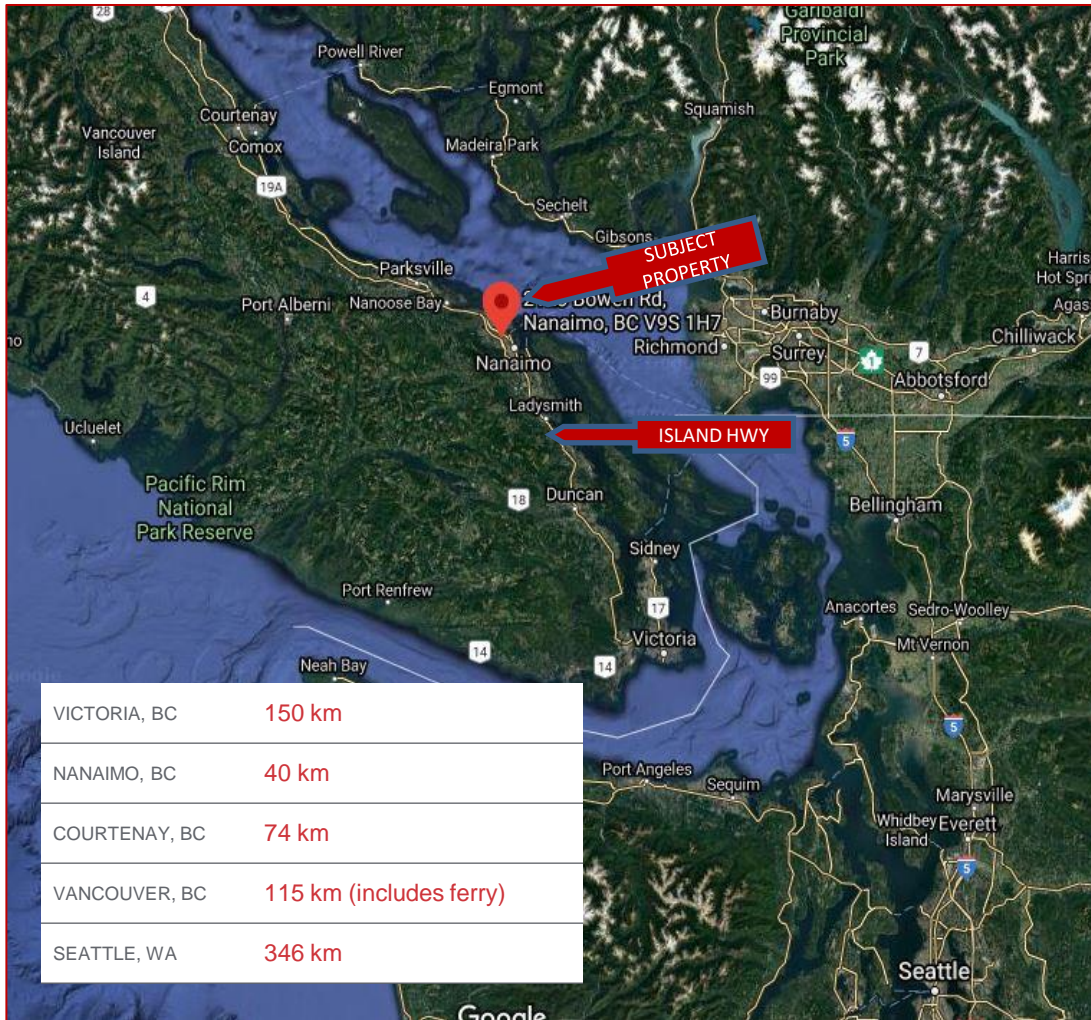
2120/2122 Bowen Road is currently zoned R-1 (Single Family Residential) and the seller has commenced the rezoning process and has surveys and plans available for a 28-unit apartment project.

For a complete and detailed list of the permitted uses please view the Zoning Bylaw on the City of Nanaimo's website.

Vancouver Island

Location Advantages

Nanaimo, BC



Nanaimo is located on the eastern side of Vancouver Island, 23km (14 miles) west of Vancouver and 113km (70 miles) north of Victoria, the capital of British Columbia. Nanaimo is the second largest urban centre on Vancouver Island, and the fifth largest urban centre in British Columbia with a City population of 98,957 and strong growth projections.

Nestled between the mountains and the ocean, Nanaimo is a 20-minute flight from downtown Vancouver or a 1.5 hour ferry ride with 16 scheduled sailings daily. Air Canada offers direct flights to Vancouver, Calgary and Toronto from the Nanaimo Airport, an all-weather facility. Nanaimo also boasts a Cruise Ship terminal.

The economic hub of Central and North Vancouver Island, Nanaimo boasts a vibrant business community and exceptional quality of life. Businesses choose to locate in Nanaimo because of the cost efficiencies and a complete range of telecommunications services. The area offers a diversified economic base of 6,233 businesses operating within the City of Nanaimo together with a skilled and motivated workforce, exceptional technological infrastructure, and easy access to world markets.

This welcoming region of 170,757 (RDN 2020) people is proud of their recreational facilities, community spirit, and the region's natural beauty.

About Us

Over 30 Years of Experience
Working for You

NAI Commercial

NAI Commercial Central Vancouver Island Ltd. is a full service commercial real estate brokerage providing personalized service in central Vancouver Island since 1993. Our team of dedicated professionals provides clients with market knowledge and insight for the region stretching from Duncan to Campbell River and west to Tofino.

We are a locally owned firm, a member of the Vancouver Island Real Estate Board, and have global reach through our association with NAI Global, the world's largest, most powerful network of local commercial real estate firms. NAI Commercial has an extensive team who combine their expertise to help our clients achieve their objectives. We are fortunate to work with a full range of clients, including individual investors, local business owners, developers, international corporations and governments at all levels.

Sue McKitrick

Sue has an extensive background in commercial sales and leasing, development management, commercial and land portfolio valuations, and business development strategies, both overseas and in Canada. She has a Master of Business Administration degree from York University and a Bachelor of Arts, Urban Development degree from the University of Western Ontario. Sue's significant volunteering includes work with Habitat for Humanity, Children's Wish Foundation, and United Way. She enjoys art and has created a cartoon series, as well as art for various charities and fundraisers.



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