

FOR SALE

Business, Land and Buildings

10862 Chemainus Road, Ladysmith, BC



Profitable & highly sought-after outdoor self-storage business with attached real estate included on Vancouver Island.

NAI Commercial is pleased to present a rare opportunity to purchase a complete business package, supported by positive demographics, new business realities, and a positive cash flow and income stream.

For more information:

Kristie Haz PREC*

250-883-0477 • khaz@naicommercial.ca

\$1,750,000.00

Saltair Self Storage

Property & Business Overview

Saltair Self Store has a simple to manage software system and requires only one part-time employee. They are set up with automatic payments from customers each month and there are numerous ways to increase revenue significantly with space for future expansion.

Currently the business boasts 100% occupancy and offers a total of 130 units (107 enclosed and 23 outdoor spaces). The storage centre is all wood and drywall construction, offers lighted units, 14-foot ceilings, extra wide alleys to accommodate moving trucks and large vehicles. All units have drive-up access. There are spacious outdoor angle parking areas for boats and RVs as well as RV power sites. The property has gated security as well.

This property is situated in what will become a thriving commercial strata development. This is an incredible opportunity that's priced to sell, so act fast.



Saltair Self Storage Zoning & Legal Description

This property is zoned **C-2 COMMERCIAL 2 ZONE**. Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the C-2 Zone:

Permitted Uses:

The following principal uses and no others are permitted in the C-2 Zone:

(a) Animal hospital; (b) Arcade, billiard room, games room, bowling alley; (c) Bakery; (d) Bus depot, transportation facility; (e) Car wash; (f) Clinic; (g) Community educational use; (h) Community Police office; (i) Convenience store, having a floor area not exceeding 200 m² ; (j) Day care facility; (k) Equipment sales, servicing and repair, excluding external storage of goods; (l) Financial establishment; (m) Gas Bar; (n) Mini-storage facility; (o) Nursery; (p) Office; (q) Parking garage and parking lot; (r) Personal service use; (s) Printing and publishing, library; (t) Recreational use; (u) Restaurant; (v) Retail stores, including automotive parts and accessory sales, but excluding external storage of goods; (w) Accessory dwelling, located above a commercial use; (x) Buildings and structures accessory to a principal permitted use.

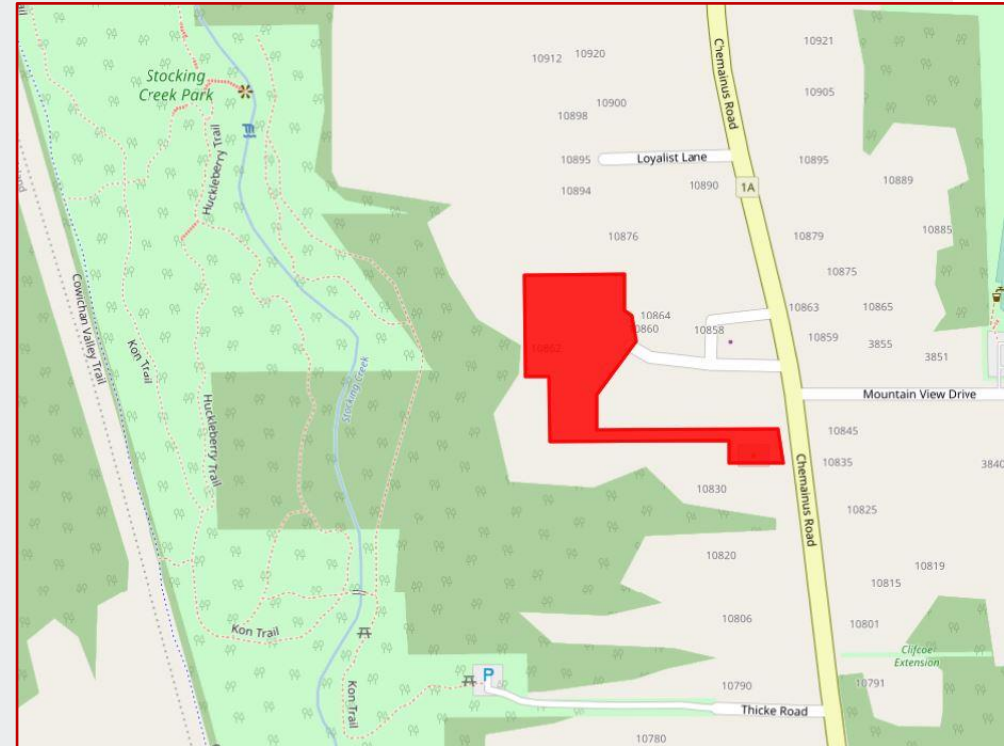
For detailed information on site specific development and zoning regulations please visit the Town of Ladysmith website.

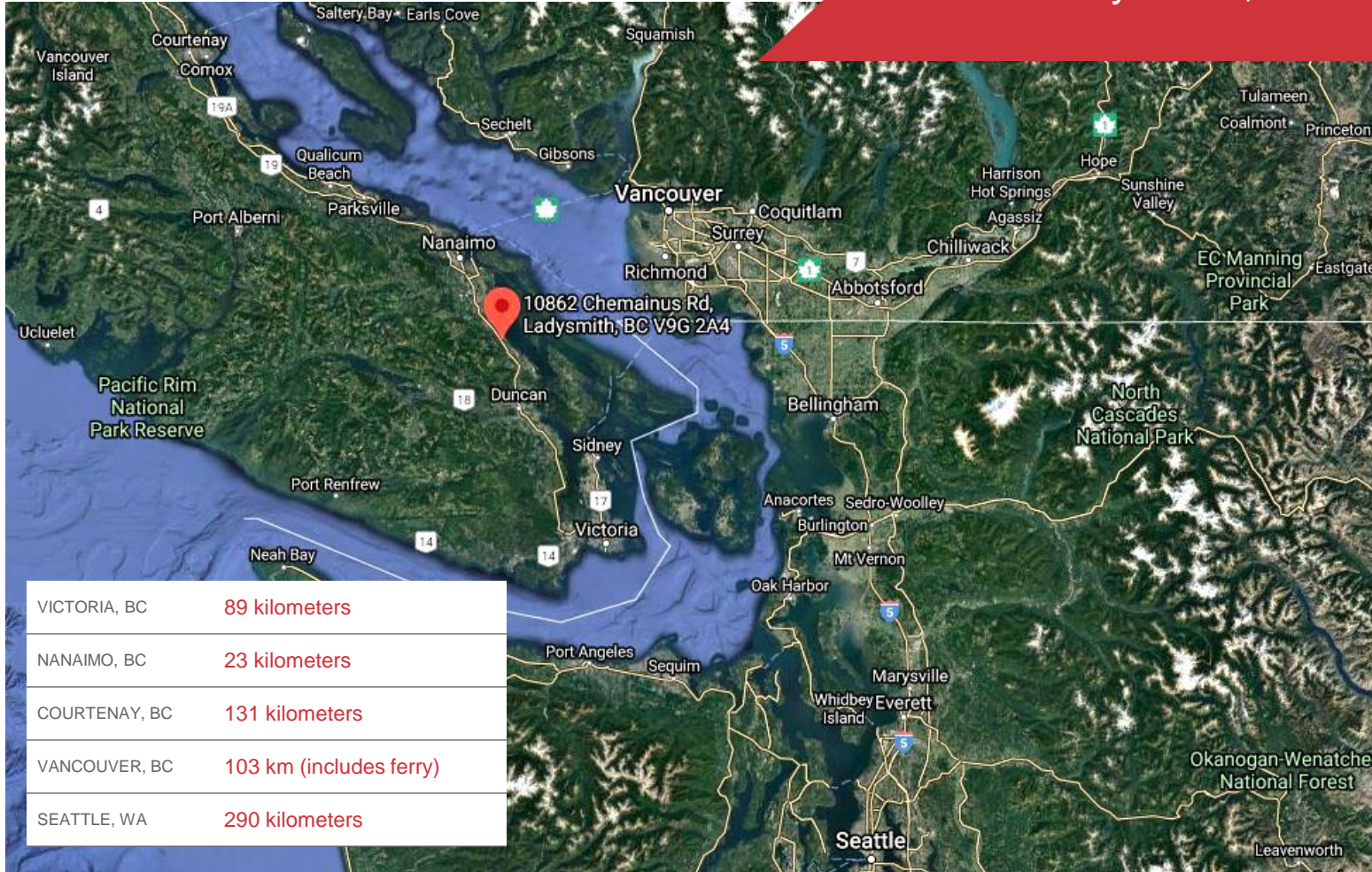
Legal description and parcel ID

Strata Lot 1 Plan EPS3701 District Lot 31 Land District 43 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
PID: 030-313-279

Legal description and parcel ID

Strata Lot 2 Plan EPS3701 District Lot 31 Land District 43 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
PID: 030-313-287





| | |
|---------------|-------------------------|
| VICTORIA, BC | 89 kilometers |
| NANAIMO, BC | 23 kilometers |
| COURTENAY, BC | 131 kilometers |
| VANCOUVER, BC | 103 km (includes ferry) |
| SEATTLE, WA | 290 kilometers |

“Ladysmith is a spirited community that values its small town quality of life, where we work together as stewards of our heritage, environment and economy.”

For more information:

Kristie Haz PREC*

250-883-0477 • khaz@naicommercial.ca

2 - 1551 Estevan Road
Nanaimo, BC V9S 3Y3
250.753.5757
naivanisle.ca

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. 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.

Kristie Haz

Kristie has been rooted in the Real Estate Industry for 25+ years. With an established background in development and construction, Kristie has built over 100 homes including both single-family and multi-family projects, in British Columbia. Kristie is committed to “win-win” business strategies and believes in efficient, timely, and accurate execution of transactions.

This modern-day thinker and hard worker is inspired by the creative process, thriving on crafting something extraordinary out of nothing. With Kristie’s vast amount of experience, she is a seasoned negotiator and has an acumen for high risk and complex deals. Kristie has an innate ability to put puzzles together and make land make sense.

