

**1.14 Acre Parcel
Located in Downtown
Nanaimo with Approved
Residential
Development Permit**

NAI Commercial is pleased to present this exciting Vancouver Island development opportunity supported by positive demographics, new business realities, and a development plan that is implementation-ready.

Offered For Sale

\$1,790,000.00

(One Million, Seven Hundred and Ninety Thousand Dollars)

For more information:

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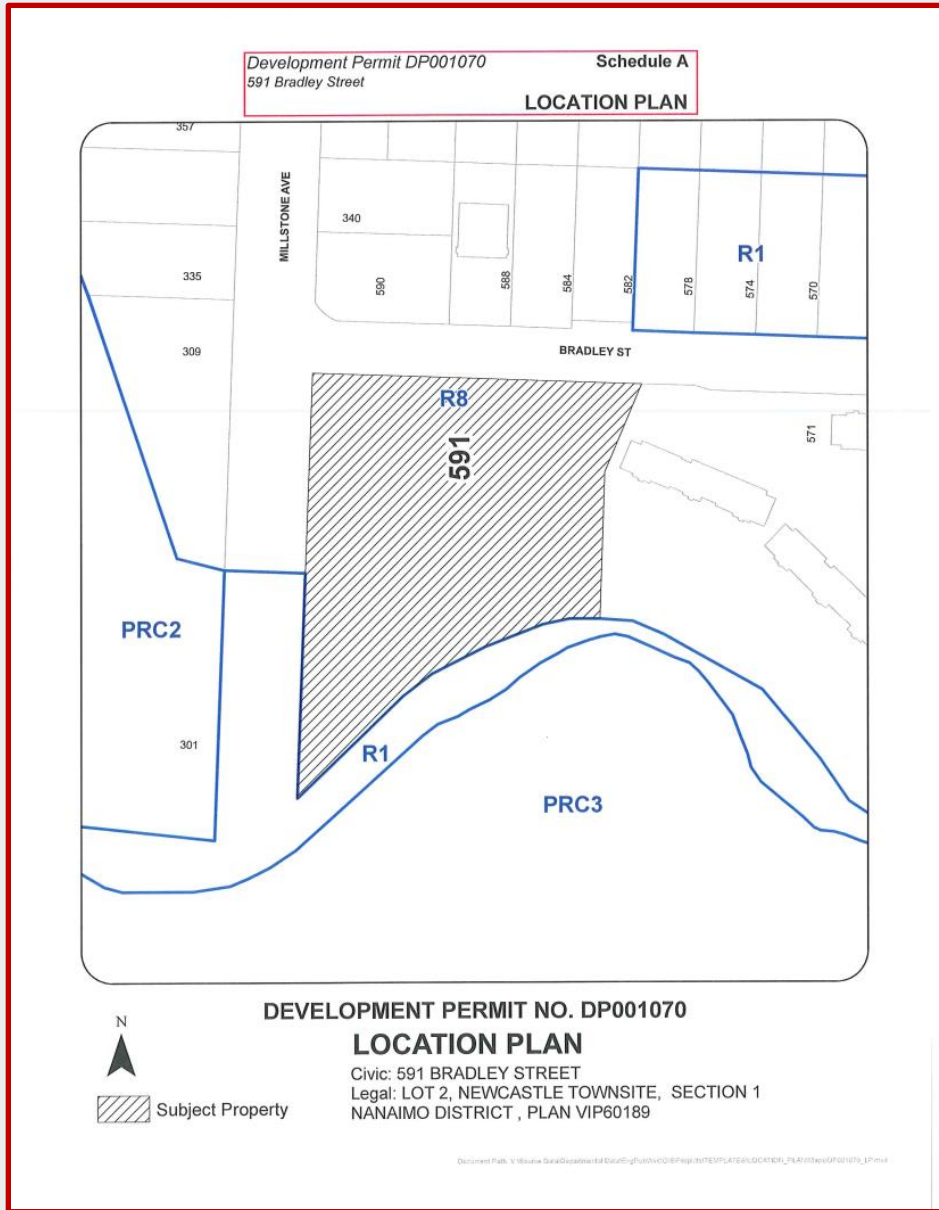


**SIX STOREY ELEVATION
ARTIST'S RENDERING**

- Approximately 1.4 acre prime development land located in downtown Nanaimo
- Across from Bowen Park with its many amenities
- Zoned R-8 Multi-Family which provides for medium-density, multiple family developments
- Approved Development Permit for 59-unit multi-family building with underground parking
- Unit composition is 32 two-bedroom units, 21 one-bedroom units and 6 studio units
- A 3-storey elevation faces Bradley Street and a 6-storey elevation faces Millstone River
- Landscape elements will include removal of all invasive species, planting of shrubs and trees, and building of walkways, sheltered and sun-filled seating areas, trellises and arbours

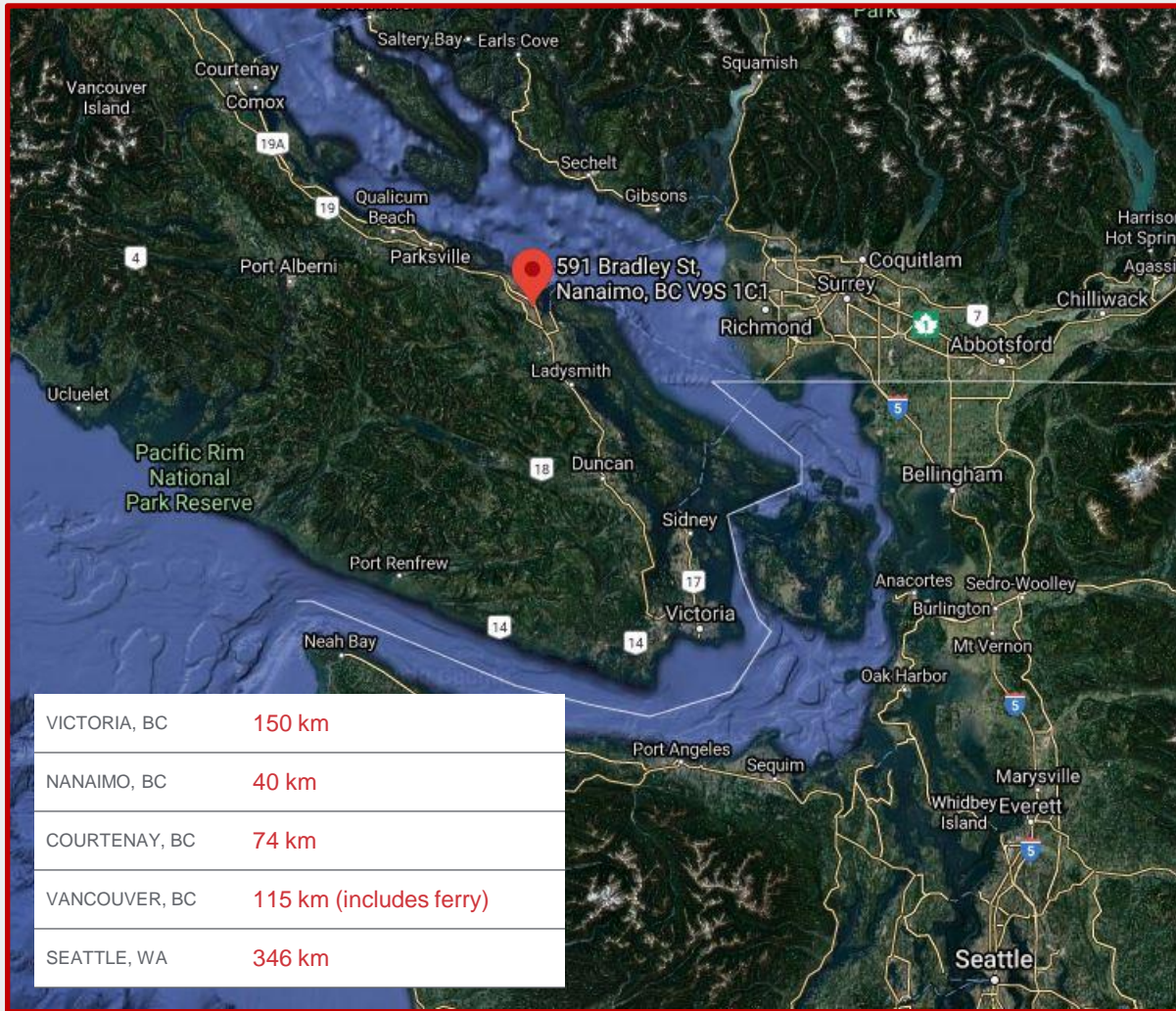
Investment Opportunity

Development Details



Investment Opportunity

Nanaimo – Location Advantages



Nanaimo is located on the east coast of Vancouver Island, 113 km north of Victoria, and 55 km across the Strait of Georgia from Vancouver. Nanaimo serves as the economic hub for the area north of Victoria. BC Ferry terminals in Departure Bay and Duke Point link Nanaimo directly to Metro Vancouver and the Nanaimo Airport is a 10 minute drive to the south.

The City of Nanaimo is a classic West Coast community offering natural beauty at every turn and vast recreation potential, attracting a steady stream of new residents.