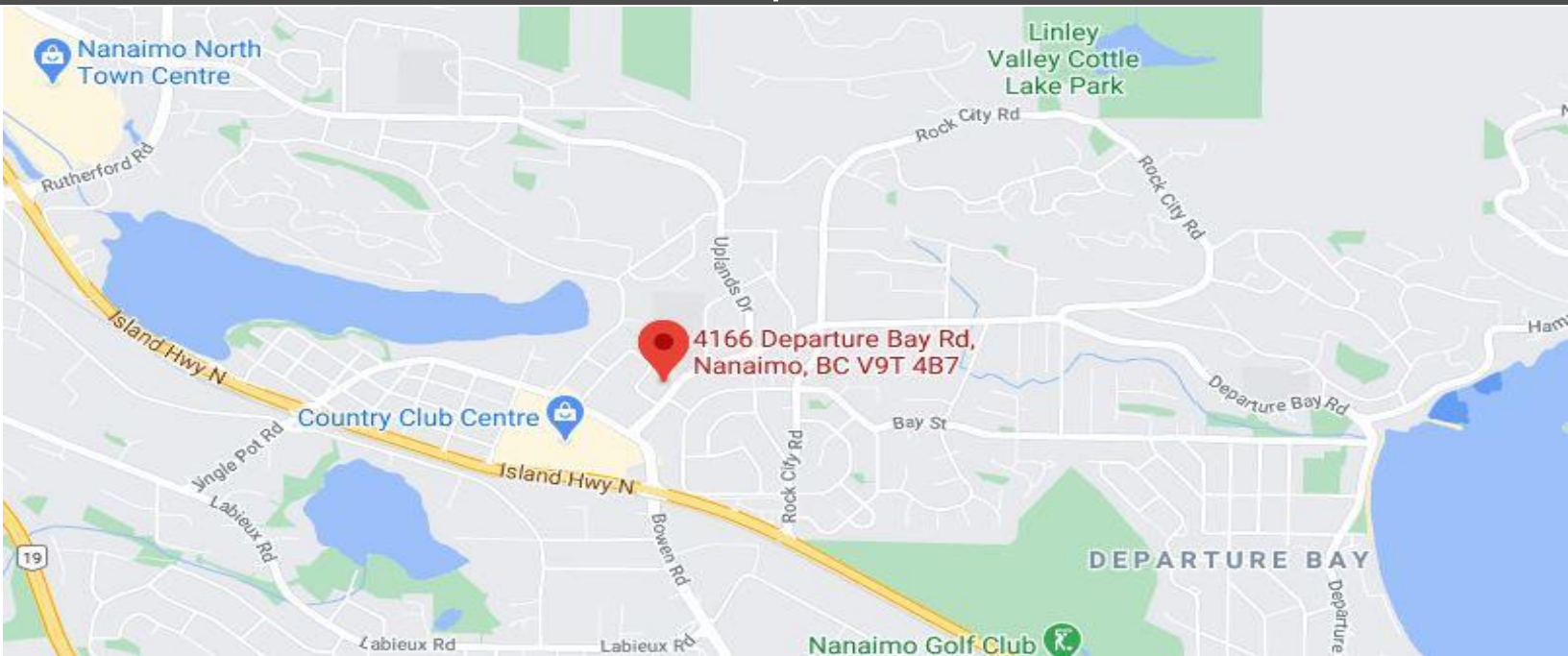


530 SF & 856 SF Office Space



Unit 3 & 4 – 4166 Departure Bay Road Nanaimo, BC

Property Features

- 2 second floor mixed use retail/office units for lease in this popular area of Nanaimo
- Unit 3 is 530 square feet and Unit 4 is 856 square feet which may be combined for a total of 1,386 square feet
- Both units are well-lit, offer parking in front, washrooms and are accessible by stairway
- Well maintained and managed building with a good mix of tenants
- Easily accessible to both foot and vehicle traffic
- COR3 (Corridor 3) Zoning provides for a wide range of uses

A rare opportunity to position your business in this well-maintained and managed building!

UNIT 3	530 SF
UNIT 4	856 SF
ZONING	COR-3
OCCUPANCY DATE	Immediately

For More Information:



John Hankins

Representative

250 713 9830

jhankins@naicommercial.ca

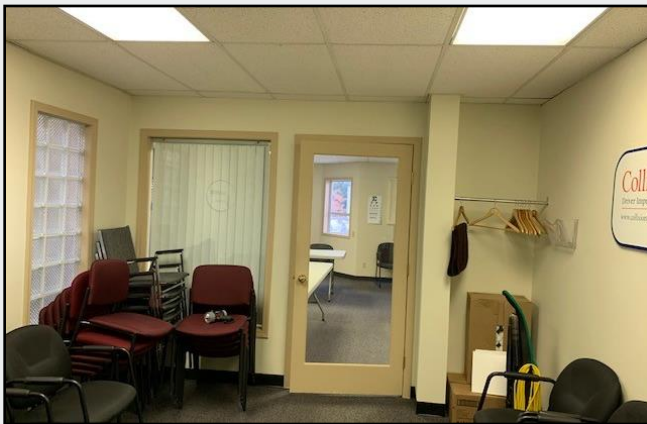
FOR LEASE



Unit 3 - \$12.00 per SF

(plus OE&T estimated at \$10.68 per SF which includes Hydro)

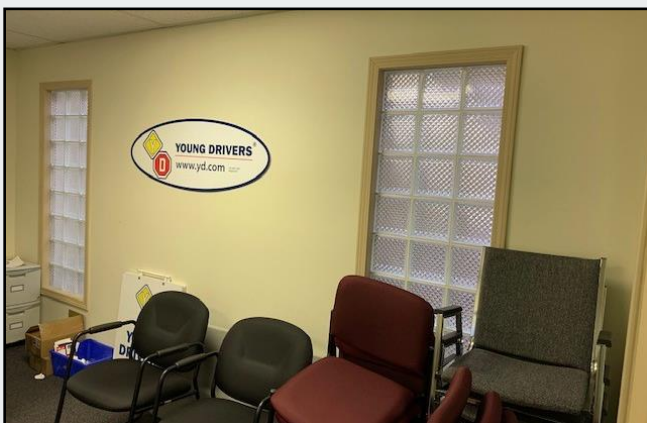
- 530 square feet
- Ground floor
- Excellent parking and easy road access



Unit 4 - \$12.00 per SF

(plus OE&T Estimated at \$10.68 per SF which includes Hydro)

- 856 square feet
- Ground floor
- Excellent parking and easy road access





FOR LEASE

The building is ideally situated a block behind Country Club Mall with convenient access to the Island Highway. The immediate surrounding area includes small businesses, professional offices, apartments and a high school.

