



**OFFERED AT**

**\$794,000.00**

(Seven Hundred and Ninety-Four  
Thousand Dollars)

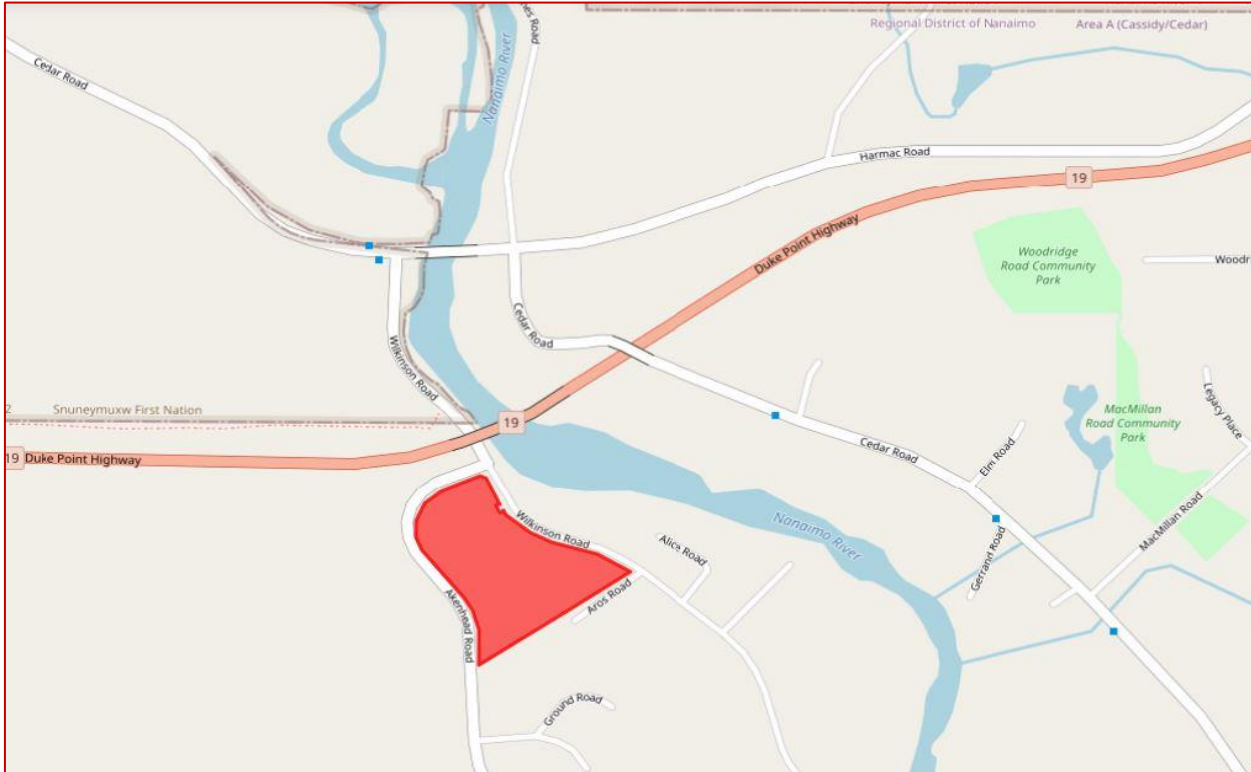
- Develop this 6.17acre rural property into a small farm, horse property or private estate.
- The residence(s) can be constructed among a mix of trees adjacent to Aikenhead Creek, which bisects the property.
- Two high-volume drilled wells and electrical service are established on the property.
- The lower portion of the land, just beyond the creek, is currently producing hay.
- The property is located just minutes from the community of Cedar and the City of Nanaimo amenities with the Nanaimo River only a short walk away.

For more information:

**Randall Taylor, PREC**

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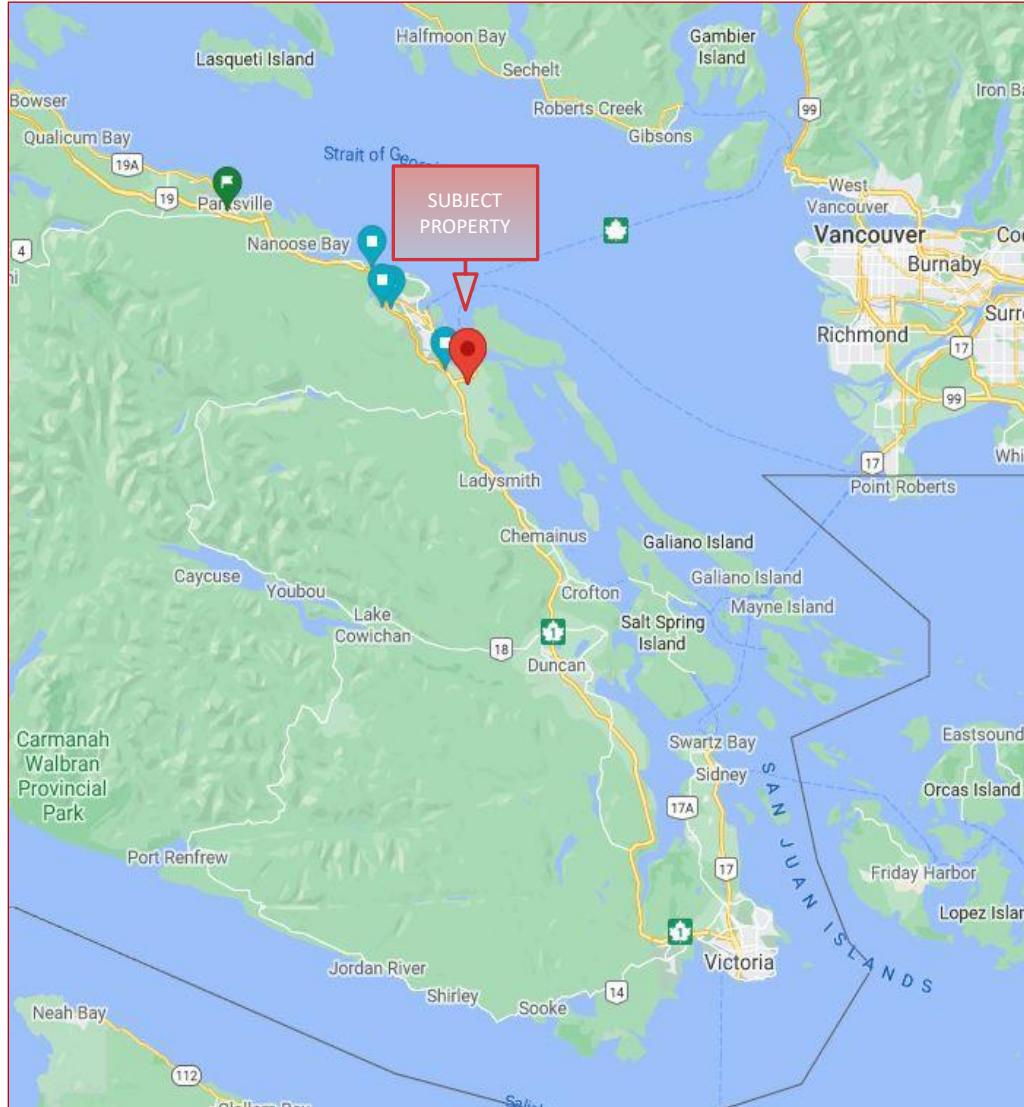
**Zoning:** AG-1: allows for two residential dwellings with accessory agri-tourism accommodation. Agricultural uses include: horse property, production of fruit and vegetables, trees, processing of farm products, and includes “farm retail” with agri-tourism as an accessory use.

(See Regional District of Nanaimo AG1 bylaw for full range of permitted use.)

**Legal Description:**

PID: 006-428-851 / Legal: Lot 3, Section 3, Nanaimo District, Plan 2189 except parts in plans 19543, 21819, 22896, 25549, 27222, 24058 and VIP66147





## Location Advantages

- 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.

Over 35 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.



For more information:

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