

\$876,000 - 4474 Wellington Rd 104, Nanaimo

MLS® #1003452

\$876,000

Bedroom, Bathroom, 1,789 sqft

Commercial Sale

N/A, Nanaimo, BC

Secure your business's future at 'Long Lake Views' Unit 104, a prime 1,789 sq ft commercial strata unit in Nanaimo's mixed-use development. This space offers unparalleled design freedom, allowing you to customize it for an office, artist studio, or personal care facility under flexible COR-3 zoning. Enjoy unobstructed Long Lake views, direct parking access, over 10-foot ceilings, abundant natural light, and modern heat pump systems. With one above-ground parking stall included and additional secure underground options available, this unit provides both prestige and practicality. This high traffic area is perfect for a storefront or office space, with the privacy of a secluded parking lot and community with the other storefronts available in this building. Don't miss this opportunity to establish your business in a high-quality, strategically located property.

Built in 2023

Essential Information

MLS® #	1003452
Price	\$876,000
Square Footage	1,789
Year Built	2023
Type	Commercial Sale
Sub-Type	Office
Status	Active
View	Lake



Community Information

Address	4474 Wellington Rd 104
Area	Na Diver Lake
Subdivision	N/A
City	Nanaimo
County	Nanaimo, City of
Province	BC
Postal Code	V9T 2H3

Amenities

View	Lake
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Interior

Heating	Electric, Heat Pump, Heat Recovery
Cooling	HVAC
# of Stories	3

Exterior

Exterior Features	Balcony/Deck, Display Window, Fencing: Partial, Sign: Allowed, Sprinkler System
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	143
Office	eXp Realty (NA)
Zoning	COR3

Listing Details

Listing Office	eXp Realty (NA)
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