

\$5,980,000 - 2040 Schoolhouse Rd, Nanaimo

MLS® #1004524

\$5,980,000

Bedroom, Bathroom,
Commercial Sale on 4.01 Acres

N/A, Nanaimo, BC

FOR SALE! 4-acre Heavy Industrial opportunity zoned HI-1J with excellent Highway exposure with 2 road frontages. Strategically located in an industrial area of South Nanaimo, sits two properties - 2040 Schoolhouse Rd & 2035 Balsam Rd which are being sold together and consist of a total of 4.01 acres. Fronting Schoolhouse Rd features the main building which is a metal frame warehouse built in 2005 offering approx. 7,300 Sq. Ft. The building includes a front reception area, spacious office, staff area w/kitchenette, 2 washrooms, mezzanine area and is equipped with 400 amp electrical service, high ceilings and large bay door. There is an additional shop that fronts onto Balsam Rd which is approx. 1,500 Sq.Ft. This property is vacant and ready for immediate occupancy. The official community plan Land Use Designation is Light Industrial and Commercial making this a great development property. Plus GST. Information package available. Measurements approximate & data should be verified.



Essential Information

MLS® #	1004524
Price	\$5,980,000
Acres	4.01
Type	Commercial Sale
Sub-Type	Industrial

Status	Active
--------	--------

Community Information

Address	2040 Schoolhouse Rd
Area	Na Cedar
Subdivision	N/A
City	Nanaimo
County	Nanaimo Regional District
Province	BC
Postal Code	V9X 1T4

Interior

Heating	Baseboard, Electric
---------	---------------------

Exterior

Construction	Aluminum Siding, Frame Metal
Foundation	Slab

Additional Information

Date Listed	June 24th, 2025
Days on Market	132
Office	REMAX Professionals
Zoning	HI-1J

Listing Details

Listing Office	REMAX Professionals
----------------	---------------------

MLS® property information is provided under copyright© by the Vancouver Island Real Estate Board and Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.