

\$950,000 - 324 Terminal Ave, Nanaimo

MLS® #860091

\$950,000

0 Bedroom, 0 Bathroom,
Commercial Sale on 0.07 Acres

N/A, Nanaimo, British Columbia

Fully leased commercial building with near 8% CAP Rate. 324 Terminal Ave is now fully leased with

its longest term tenant renewing for an additional term through 2023. Beautifully renovated

office building is in the heart of downtown Nanaimo, right beside the largest customer parkade

with stairs access to all shops & restaurants in the Commercial St corridor.

The owner purchased this building for his own use for a web development company & the renovations were done to the highest standard by Bob Wall Contracting. It has NEW HVAC for all 3

units and is fully wired for the tech needs or any company. Out of town visitors to our clients

can walk to the building in less than 5 minutes from the seaplane. You cannot beat this location!

Since it is downtown Nanaimo, ensuring you have environmental surveys done is important.

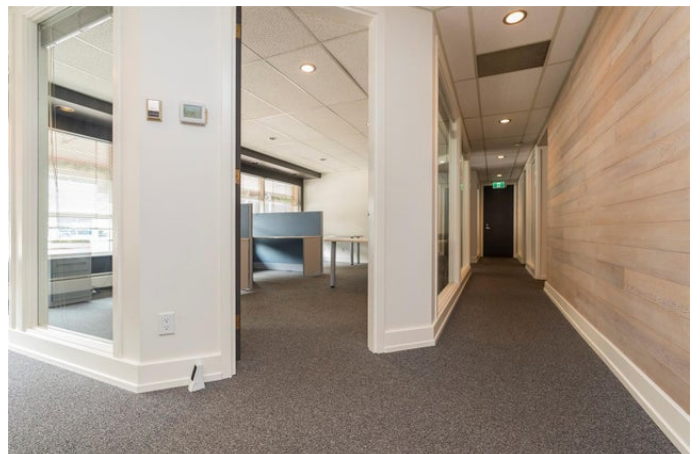
The owner

has already purchased both phase 1 & 2 environmental surveys and can provide them to interested

parties (this is an added value of over \$50k)

Built in 1974

Essential Information



MLS® #	860091
Price	\$950,000
Acres	0.07
Year Built	1974
Type	Commercial Sale
Status	Active

Community Information

Address	324 Terminal Ave
Subdivision	N/A
City	Nanaimo
State	British Columbia
Zip Code	V9R 5C8