



0.63 Acres | Mixed-Use Zoned Vacant Development Land

76 Terminal Avenue North Nanaimo, BC



76 Terminal Avenue North
Nanaimo, BC

Riverstone
Place

Maffeo Sutton
Park



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OPPORTUNITY

0.63 acre (27,239 SF) high exposure commercial property with development potential. This Property is currently vacant and zoned COR2 - Mixed Use Corridor, a former retail gas station and corner store that has been remediated to commercial standards by the owner. The Property benefits from being located just north of the growing downtown core of Nanaimo with frontage on Terminal Avenue N (Hwy. 19A) and Stewart Avenue (Hwy 1), in close proximity to the BC Ferries Departure Bay Terminal.



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Property Details

- **Civic Address** 76 Terminal Avenue North, Nanaimo, BC
- **PID** 001-005-154
- **Property Taxes (2023)** \$23,194.00
- **Site Size** 0.63 Acres | 27,239 SF - According to BC Assessment
- **Assessed Value (2023)** \$1,238,000
- **Road Frontages** Trans-Canada Hwy: 188 Feet
Terminal Avenue N: 229 Feet

Traffic Counts

2021 - Stewart Avenue
(Trans-Canada Hwy.)

13,927

2015 - Terminal Avenue N
(Island Hwy. N)

32,156

Zoning

COR2 - Mixed Use Corridor

Permitted Uses, including but not limited to:

- Daycare
- Financial Institution
- Furniture and Appliance Sales
- Hotel
- Neighbourhood Pub
- Office
- Restaurant & Retail
- Veterinary Clinic
- Gas Station

Official Community Plan

Neighborhood Centre

The intent of this OCP designation is a local-scale gathering and services destination for neighbourhood residents and local shopping providing day-to-day need of local residents mixed with multi-unit residential to form an active hub. Typical building forms comprise of a mix of low-rise, mixed-use with street facing commercial and residential above, commercial development and low-rise residential development from 2 to 4 storeys in height.

Base Density

1.25 FAR
34,048 BSF

Maximum Density

1.75 FAR
47,668 BSF

**If Tier 1 & 2 requirements are met*

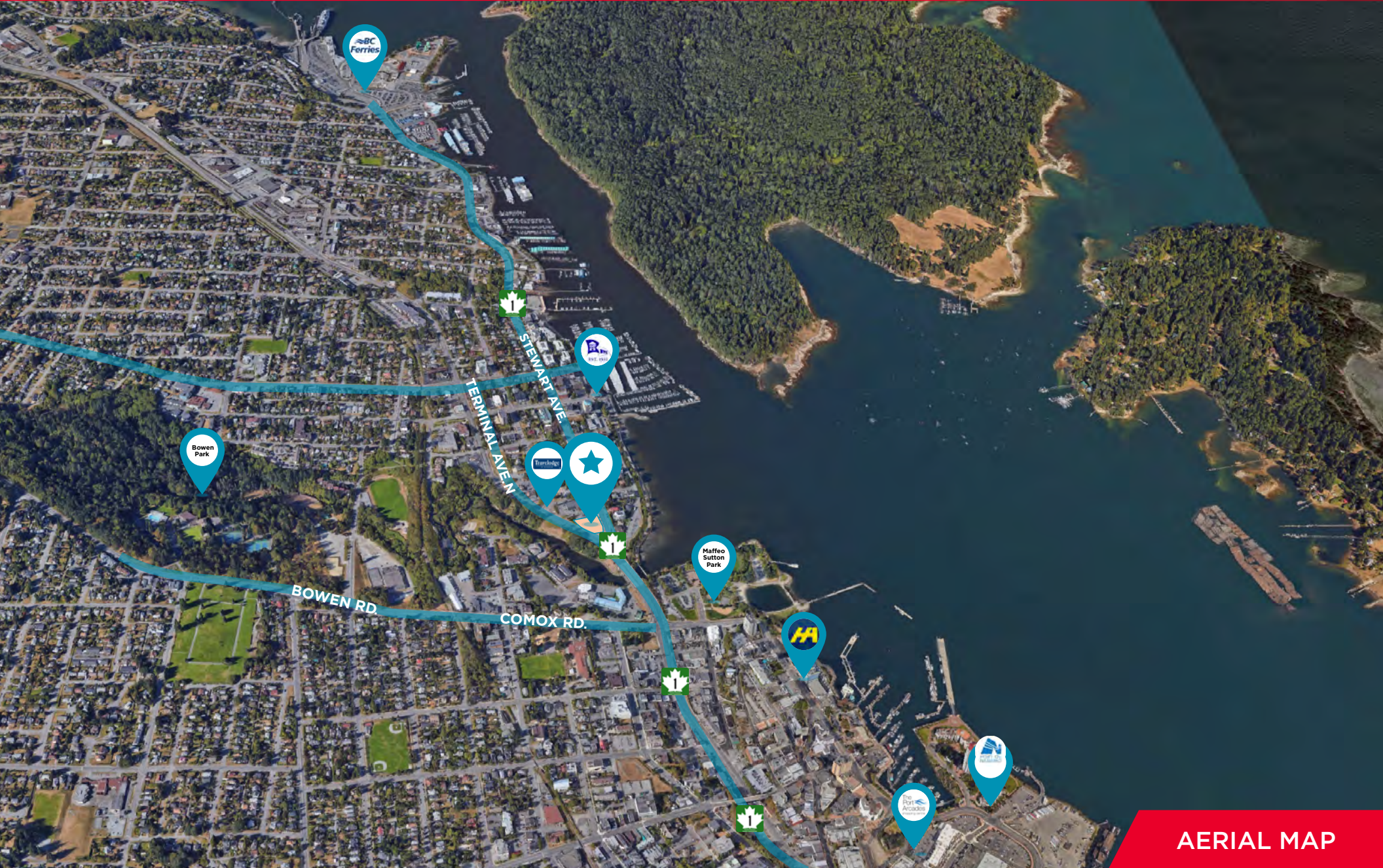
List Price

\$1,350,000



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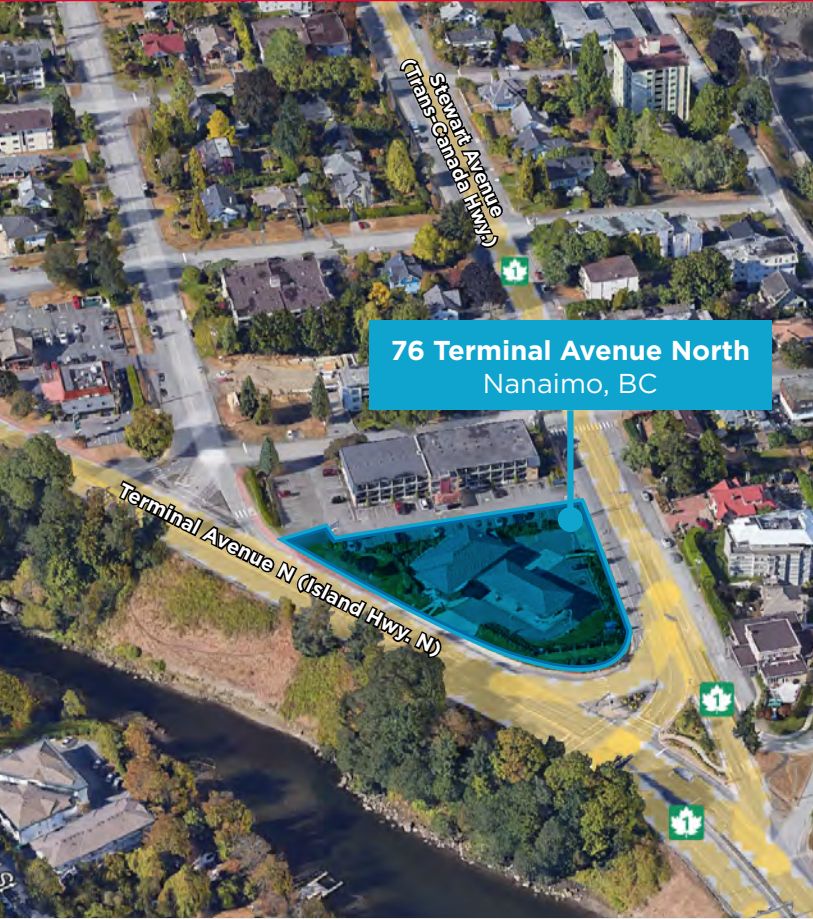


AERIAL MAP



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Demographics

| 2023 Demographic Snapshot | 0 - 1 km | 0 - 3 km | 0 - 5 km |
|------------------------------|----------|----------|-----------|
| Estimated Population (2023) | 5,260 | 33,686 | 56,545 |
| Projected Population (2028) | 5,740 | 36,703 | 63,265 |
| Median Age | 51.0 | 42.2 | 42.1 |
| Households (2023) | 3,112 | 15,272 | 24,414 |
| Avg. Household Income (2023) | \$72,373 | \$81,672 | \$ 91,332 |

For more information, please contact:

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