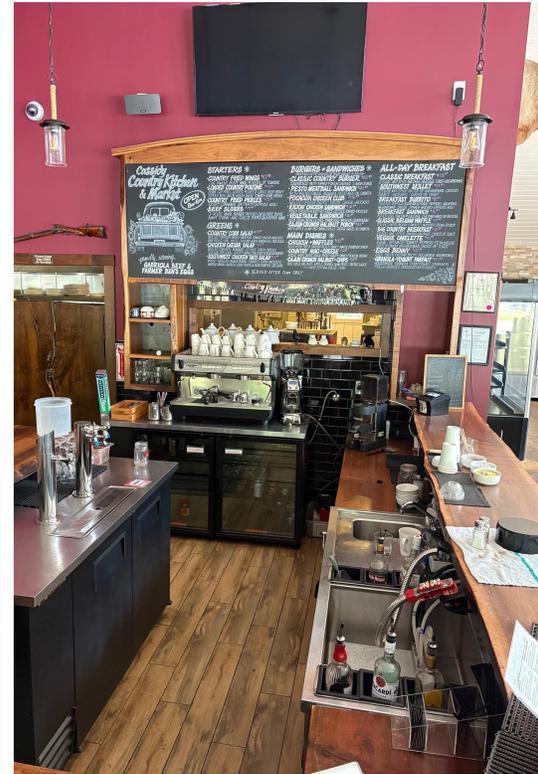


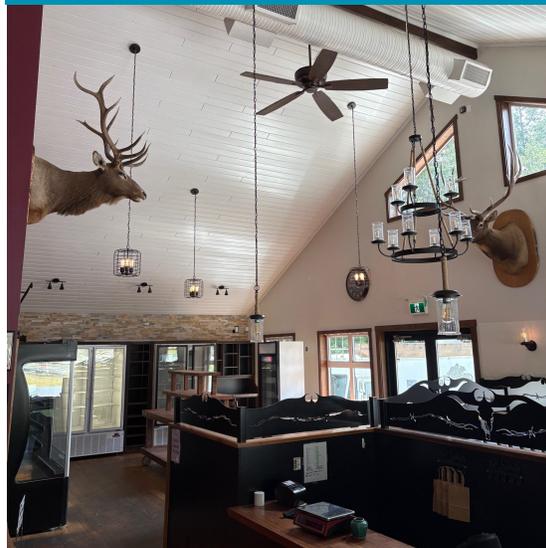


FOR SALE / LEASE

2930 TRANS CANADA HIGHWAY
NANAIMO, BC



COMMERCIALLY ZONED LAND AND RESTAURANT WITH
EXCELLENT EXPOSURE AND ACCESS TO HIGHWAY
SOUTH OF NANAIMO



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FOR SALE / LEASE

2930 TRANS CANADA HIGHWAY NANAIMO, BC

PROPERTY OVERVIEW

The property of interest is located on .92 acres, on the east side of the Trans Canada Highway. This 5,700 square foot building has two equal floors, and is newly constructed as of 2016. The main floor features a state-of-the-art commercial kitchen, large bar area with seating, and restaurant dining room with seating. It features high ceilings, tasteful modern décor, a welcoming veranda and large enclosed patio, is a true plug and play opportunity for a restaurant tenant or owner-occupier.

In addition to the main floor, there is a sizeable basement currently being used for office and storage that can be easily converted to a residential suite, which is allowed within the current zoning.

With nearly an acre of land, this property has future development value, and plenty of potential upside.

SALIENT DETAILS

Municipal Address: 2930 Trans Canada Highway

Legal Description: Lot 1, Section 3, Range 8 Cranberry District Plan EPP50723 PID: 029-724-031

Current Zoning: CD50 (subdivision District D- Beck Road Comprehensive Development Zone 50)

OCP: Commercial, not in ALR.

BUILDING SUMMARY

There is a 5,700 SF primary building, main floor restaurant and fully finished basement.

There is an additional 864 sf freestanding out-building currently functional as an ice-cream shop.

Confidentiality Agreement Required, do not approach staff.

LOCATION INFO

Located in the Nanaimo Regional District, the property is south of the Duke Point Ferry terminal, and north of the Nanaimo Airport. This area is a popular recreational area. There is a safe and convenient access to the site from both directions, with a dedicated Southbound turning lane on to Beck Road.

LEASE RATE

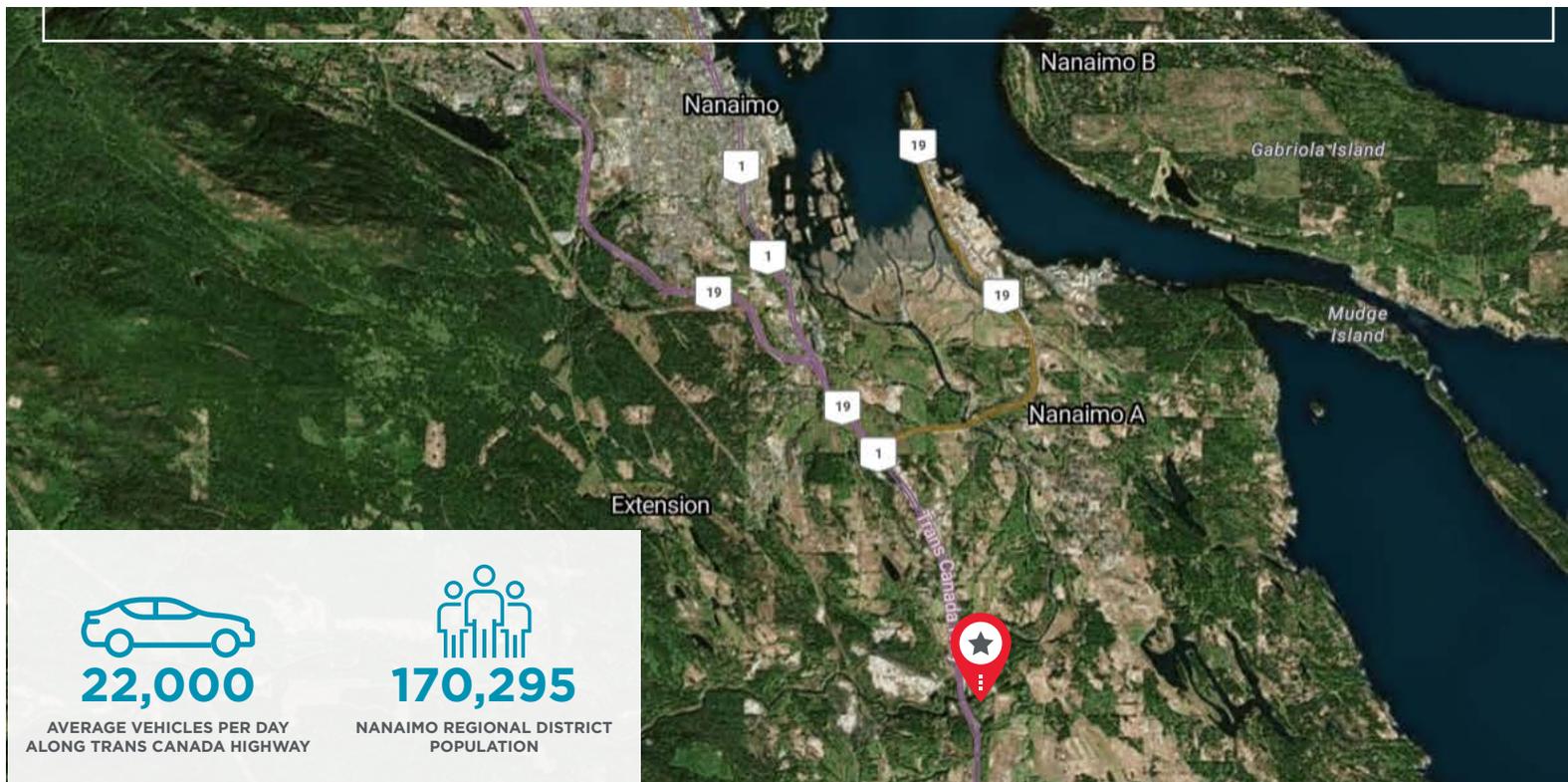
\$20.00 psf

PRICE

\$2,400,000

ADDITIONAL RENT

\$6.00



22,000

AVERAGE VEHICLES PER DAY
ALONG TRANS CANADA HIGHWAY



170,295

NANAIMO REGIONAL DISTRICT
POPULATION

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC (05/23/bg)