




For Sale | High exposure commercial investment property

2127 BOWEN ROAD, NANAIMO, BC

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Colliers is pleased to present a rare opportunity to acquire a retail standalone building directly located on Nanaimo's heavily trafficked Bowen Road arterial.

The sale offering of 2127 Bowen Road, Nanaimo represents a unique investment or owner occupier opportunity featuring a quality improved 2,580 SF retail commercial building currently housing two tenants. The property comprises approximately 9,587 SF (0.22 acres) of lot area and provides for exceptional exposure.

Location

The subject property is located on the southeast corner of the intersection of Bowen Road and Fern Road in central Nanaimo. The property directly fronts Fern Road with excellent exposure to Bowen Road and is in proximity to all major amenities including commercial developments and retail centres with easy and quick access to all major transportation routes including the Inland Highway, BC Ferry Terminals, Helijet and Harbour Air Seaplanes. The surrounding area is a mix of commercial property and mature and new residential development.

Site Description

The subject property consists of approximately 9,587 square feet of irregularly shaped land and provides for frontage to Fern Road with exceptional exposure to Bowen Road and features immediate access to both thoroughfares. The building possesses excellent street front exposure and visibility to these streets.

Parking for the building is provided by an extensive dedicated paved lot with ancillary gravel parking areas.

Improvements

The building is a single storey, standalone improvement originally built circa 1978 for use as a retail/service location. It features recent upgrades and has been very well maintained by current ownership for many years.

The subject building's rentable area totals some 2,580 SF. Building construction consists of concrete foundation, with exterior walls of masonry construction with painted finish and hardie board cladding. Interior partition walls are stud with drywall finish. The roof is torch-on membrane.

Heating and cooling is provided via HVAC and internal ducting. Electrical service is 100 amp. All City services are available to the property.

The tenancies comprise 1,500 SF and 1,080 SF respectively, both on triple net leases. The larger tenant is an electronics group providing technology service. The premises are demised with customer service area, production and office areas inclusive of storage and washroom. The smaller tenant is a nicely improved salon featuring customer service and staff areas with washroom. The nature of the leases allows for flexibility in either further market renewal rates or as a future potential owner occupier scenario.

Zoning

COR 3 – Community Corridor. This zone provides for predominantly mixed office and retail area with three to six storey street wall related buildings intended to support the unique role as a gateway into the downtown core. Permitted uses include: artist studio, assembly hall, auto part sales, auto repair, auto sales and rentals, commercial school, cultural facility, daycare, entertainment use, financial institution, hotel, microbrewery, multiple family dwelling, neighbourhood pub, office, personal care facility, personal service use, pharmacy, production studio, public market, recreation facility, repair shop, restaurant, retail, social service resource centre, transportation terminal, veterinary clinic, wholesale, and other uses.

Property Summary

Municipal Address

2127 Bowen Road, Nanaimo, BC

Legal Description

PARCEL IDENTIFIER: 008-869-073

Lot 45, Block 1, Section 17, Range 7, Mountain District, Plan 526, except part in Plan VIP 54954

Property Taxes (2026)

\$13,340

Financial Summary

The Premises are currently fully occupied on a net lease basis, providing for good income or allowing for holding income for a future owner-occupier. Further details can be provided by the listing agent under Confidentiality Agreement.

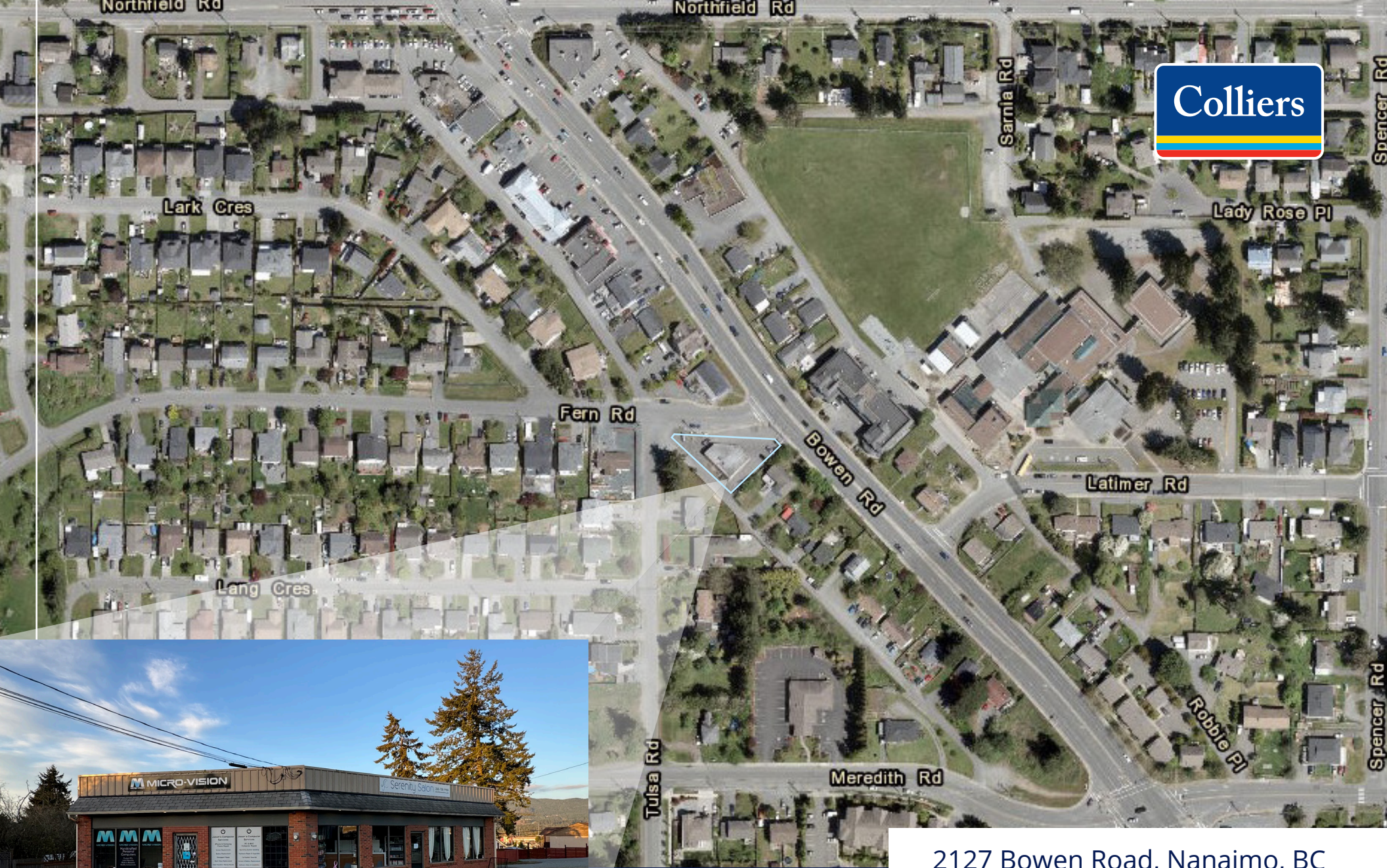


Purchase Price

One Million, Two Hundred and Twenty-five Thousand Dollars

\$1,225,000





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Country Club Centre

Nanaimo Golf Club



Departure Bay Ferry Terminal

Brooks Landing Shopping Centre

Bowen Shopping Centre

Nanaimo Regional Hospital

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