

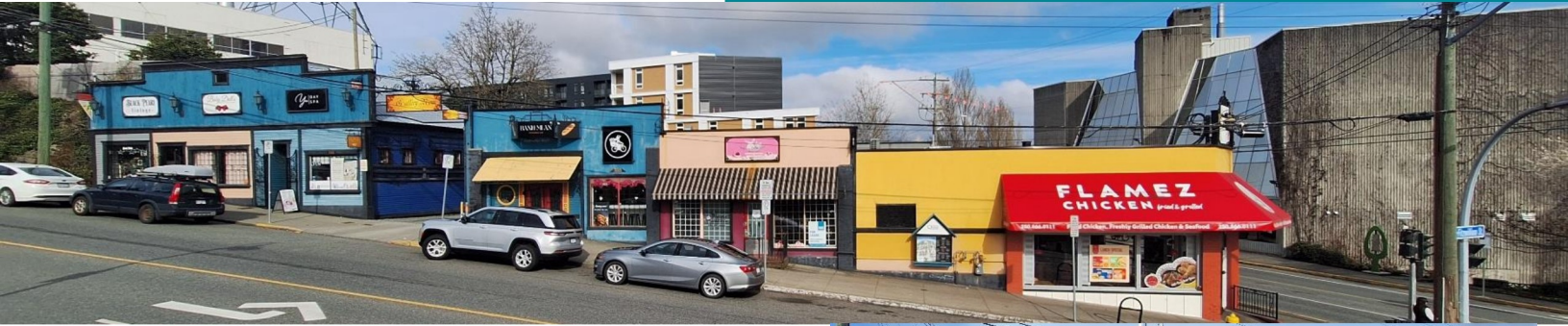
# 460

## COMMERCIAL

# FOR SALE

Investment Opportunity

## \$2,300,000.00



## 291 Wallace St and 310 Fitzwilliam St

Nanaimo, BC

### OPPORTUNITY

These two adjacent lots feature a heritage-listed, multi-tenanted retail building at the gateway to Nanaimo's historic Gallery Row. With an upper-level unit and strong street visibility, the property benefits from nearby residential growth—including the 195-unit Telus Living and a 163-unit development—driving increased foot traffic. The location sits within a vibrant district offering a mix of retail, service, and dining options.

John Hankins

c. 250 713 9830

[jhankins@460commercial.com](mailto:jhankins@460commercial.com)

460 Commercial Inc.

2-1551 Estevan Road

Nanaimo, BC

## Investment Highlights

- Prominent corner exposure at Wallace & Fitzwilliam - Located between Downtown Nanaimo and the Old City Quarter.
- Heritage character building
- Diverse mix of retail and service tenants.
- Mix of Net and Gross leases depending on unit size.
- One Retail / Office space available for lease.
- New nearby residential developments—including 195-unit Telus Living and a 163-unit project—will drive foot traffic to Gallery Row.
- The whole building was recently measured to BOMA standards.
- Approx. 5.69% CAP Rate based on a stabilized rent roll.
- Additional information is available on completion of a Confidentiality Agreement.

## PROPERTY DETAILS

### Civic Address

291 Wallace St and  
310 Fitzwilliam St

### PID

001-792-261  
003-693-759

### Legal Description

Lot 1, Block 32, Section 1, Nanaimo District, Plan 584. The Easterly 56 feet of Lot 2, Block 32, Section 1, Nanaimo District. Plan 584

### Heritage Status

### Building Size

6,273 Sq. Ft (to BOMA standards)

### Lot Size

15,486.54 Sq Ft

### Year Built (Est) 1935

### Parking

Limited off-street parking & street parking

### Zoning

DT2 – Downtown Fitzwilliam

### 2025 Property Tax

\$31,184.65 + \$8,323.19  
Total \$39,507.84

### Price

\$2,300,000.00  
Price per Sq Ft approx. \$366.00

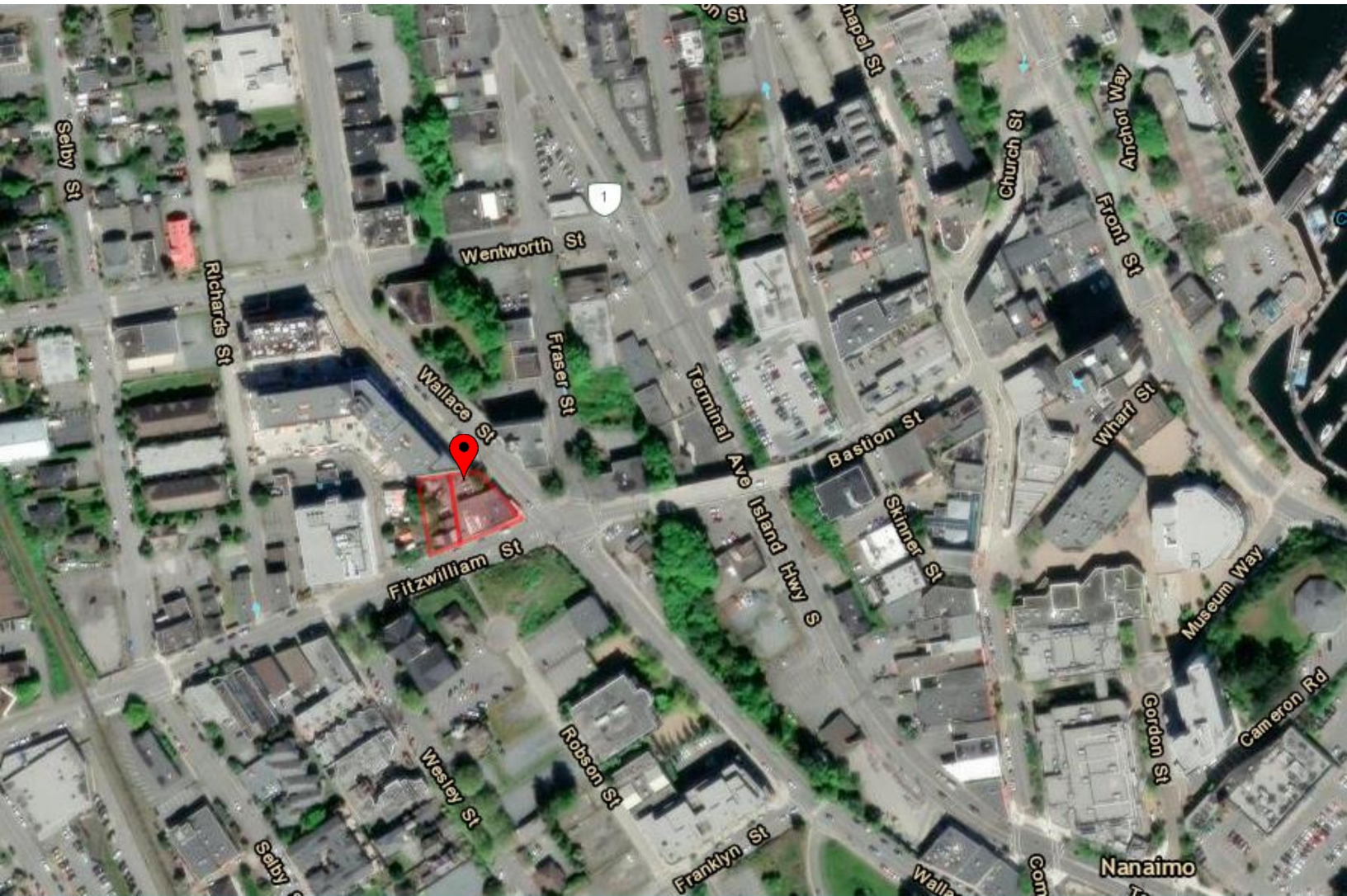


# PICTURES



# MAP

291 Wallace St & 310 Fitzwilliam St, Nanaimo BC



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