



For Sale

5 acres zoned CRS-1 with industrial designation in OCP

2160 - 2180 Schoolhouse Road | Nanaimo, BC

Opportunity to acquire a strategically located 5 acre parcel adjacent to Trans-Canada Highway access.

Asking Price:

\$4.5M

Property Features



Quick access
to Hwy 1



Northbound and
southbound access
via controlled
intersection



4.99 Acres



Nearby
Amenities

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Location Overview

Located at the southernmost end of Schoolhouse Road, just off the Trans-Canada Highway in South Nanaimo. Access is northbound or southbound via the controlled intersection at Trans-Canada Highway and Morden Road.

The Area

Schoolhouse Road runs parallel to the Trans-Canada Highway and is an established industrial node, home to companies such as: Finning, Wajax, Westerra Equipment, John Deere and National Energy Equipment among others. At the northern terminus of the Schoolhouse/Fielding Road strip is the soon to be developed 726 acre Sandstone Lands master planned community.



Salient Facts

Address:	2160 – 2180 Schoolhouse Road, Nanaimo BC
PID:	000-237-825
Legal Description:	Lot 2 Plan VIP33429 Section 11 Range 7 Land District 18
Site Area:	4.99 acres (217,364 SF)
Current Zoning:	CRS-1 (Subdivision District M) Commercial & Retail Service
OCP Designation:	South Wellington Light Industrial & Commercial
Property Taxes:	\$36,765 (2024)
Asking Price	\$4,500,000

Studies & Reports

There are extensive environmental reports, the most recent dated May 2019. It does not appear that there are any regulatory restrictions that would impede development at the property.

There is also a traffic study dated July 2019, a Geotech assessment, an Aquaparian report, and a Drainage report.



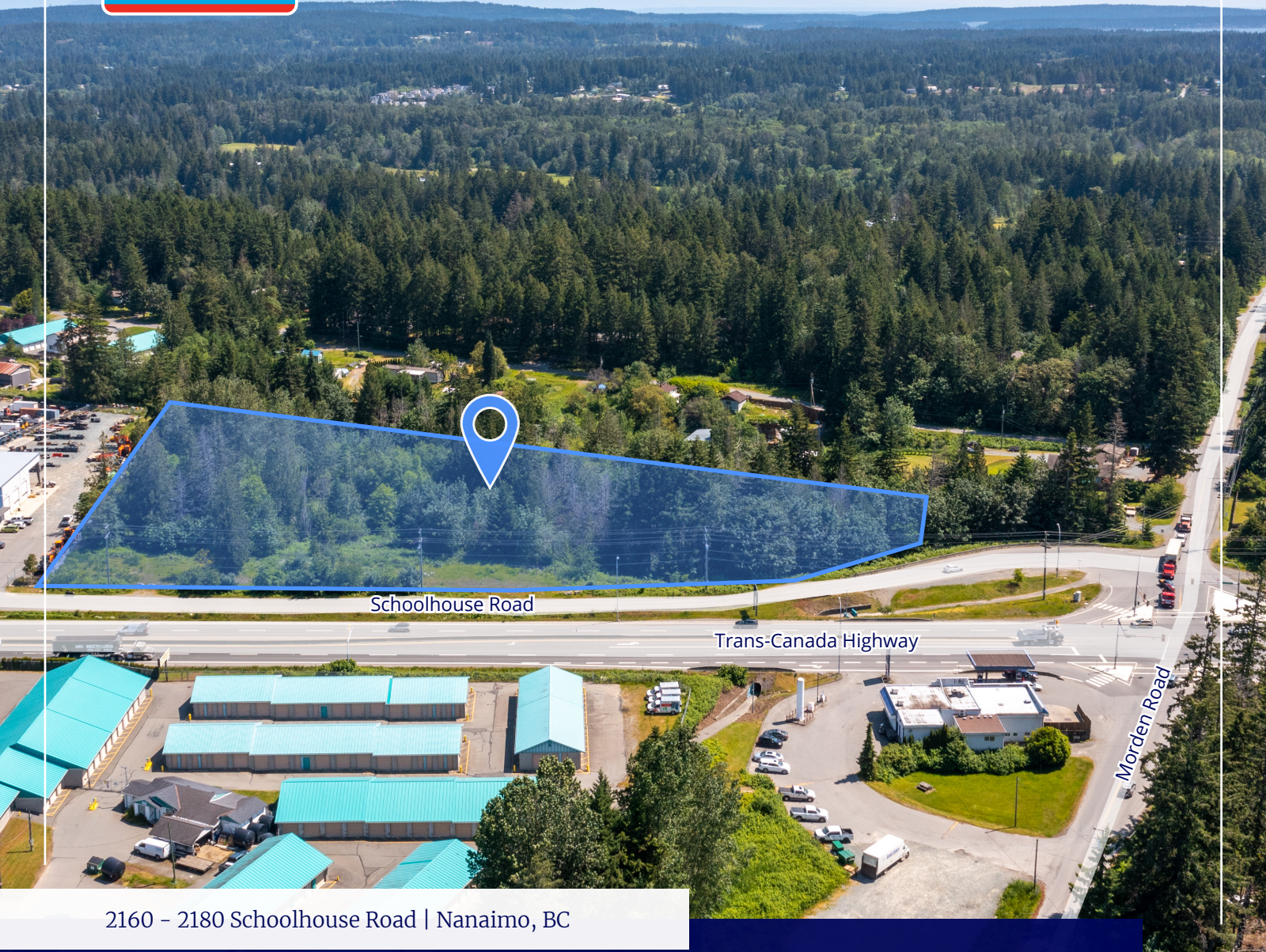
An aerial photograph of a lush green forested area. In the background, there are rolling hills and mountains under a blue sky with scattered white clouds. The foreground is dominated by dense evergreen trees. A road and some buildings are visible on the right side of the image.

2160 – 2180 Schoolhouse Road Nanaimo | BC

The Property

Totalling 4.99 acres the site has approximately 625 feet of frontage along Schoolhouse Road, with an approximate depth ranging from 255 feet to 528 feet. Topography is moderately sloping from west to east (front to rear of property) from 52m along Schoolhouse Road to 41m at the rear property line.

The site is currently vacant and primarily forested. There is a watercourse with two constructed ponds that run north to south through the central portion of the site and are fed by a culvert passing under the adjacent property to the north.



Schoolhouse Road

Trans-Canada Highway

Morden Road

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