

FOR LEASE

HIGH VISIBILITY LEASE SPACE
FORMER DEALERSHIP AND OFFICE LOCATION

460

REALTY



4921 WELLINGTON ROAD NANAIMO, BC V9T 2H5

THE OPPORTUNITY

4921 Wellington, former Volkswagen sales, showroom and administrative building located adjacent to the current Volkswagen dealership. This 3,695 sq. ft. property is arranged over two levels: 1,868 sq. ft. on the main floor (showroom/sales) and 1,827 sq. ft. on the second floor (administrative office). Available as a whole or divisible into two separate commercial units with separate entrances. The property includes up to 10 parking stalls, zoned COR-3, and is classified under the BC Building Code as Group E for the main floor and Group D for the upper unit. Ideally suited for retail (shops, stores), business and personal services (salons, offices), and assembly uses. Central location with strong visibility and convenient customer access from Island Hwy. Easy to show, contact agent for more information.

THE DETAILS

BUILDING DETAILS

Municipal Address:

4921 Wellington Road

Main Floor:

1,868 SF (retail)

Upper Floor:

1,827 SF (office)

Total SQFT

3,695 SF (office)

ADDITIONAL DETAILS

Parking Spaces

10 Spaces

Zoning:

COR 3

Term:

5-10 year term

Base Rent:

\$32.00/SQFT

Est. Additional Rent:

\$11.59/SQFT

CURRENT USE

The following is a list of some of the typical uses and BCBC occupancy classifications:

Group A-2 – Assembly occupancy includes daycares, restaurants, clubs, galleries, schools. See (D) occupancy for uses with occupant loads of 30 and less.

Group E – Retail occupancy includes shops, stores, etc.

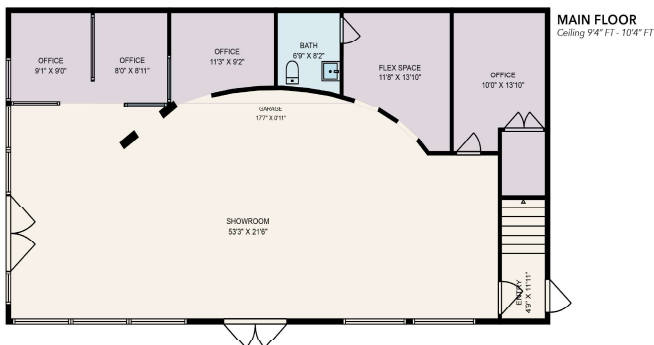
Group D – Business and personal service occupancy includes salons, services, offices, etc. and assembly uses with occupant loads of 30 or less (does not include daycares).

Group C – Residential is one or more dwelling units and home daycares with not more than 8 children.

Group F

Div. 1, 2, or 3 Industrial occupancy includes warehousing and light manufacturing.

FLOOR PLAN



4921 WELLINGTON RD NANAIMO, BC			
FINISHED LIVING AREA		ADDITIONAL AREAS	
Main Floor	1,868 SQ FT	Unfinished	42 SQ FT
Upper Floor	1,827 SQ FT		
TOTAL FINISHED	3,695 SQ FT		

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SUBJECT PROPERTY

4921 WELLINGTON ROAD
NANAIMO, BC

PRICE: \$32.00/SQFT

HIGH END RETAIL/OFFICES GREAT HIGHWAY VISIBILITY

COMMERCIAL AGENTS

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