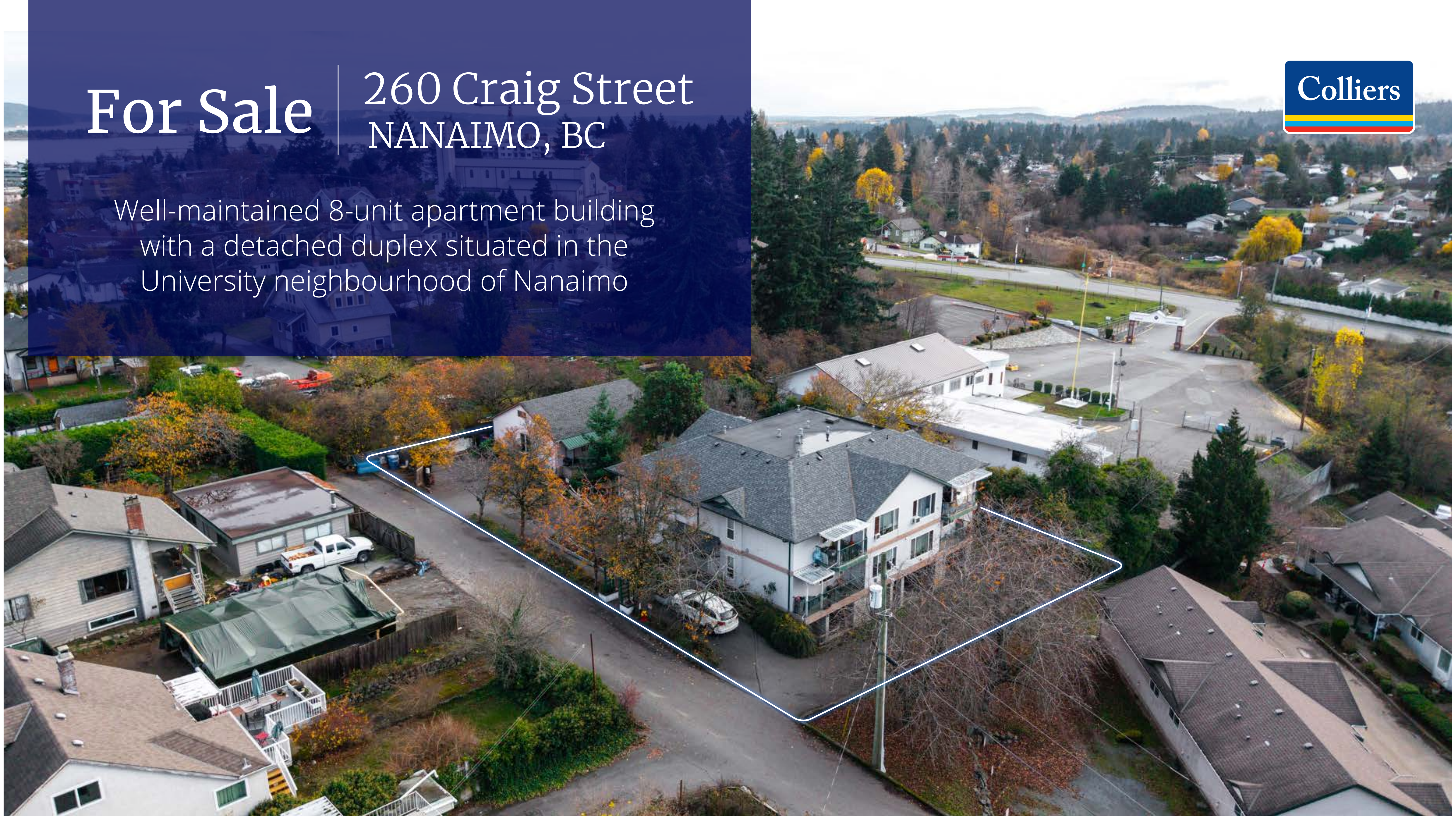


**For Sale**

**260 Craig Street  
NANAIMO, BC**

Well-maintained 8-unit apartment building  
with a detached duplex situated in the  
University neighbourhood of Nanaimo

**Colliers**





## The Offering

Colliers is pleased to bring to market this 10-unit rental property featuring an attractive suite mix of eight spacious 2 bed 2 bath apartments and a separate duplex offering two large 3 bed 2 bath units.

Owned by the same family since 1993, the property has been thoughtfully cared for with major recent capital upgrades, including a new roof and modernized fire safety systems. This asset represents a rare opportunity to acquire a well-built building with over 50% upside in rents - in one of Canada's fastest growing municipalities.

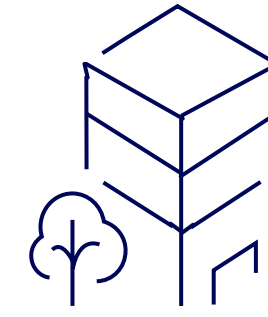
## Location Highlights

The property is situated in immediate proximity to the Third and Fitzwilliam Street intersection, providing convenient access to both the Nanaimo Old City Corridor and the Nanaimo Parkway.

The neighbourhood immediately surrounding the property is a mix of single family residential, low-medium density multi-family and scattered high density development. The location benefits from immediate access to the Nanaimo Aquatic Centre and its associated facilities; Vancouver Island University (VIU); and transit, shopping, and service infrastructure in the area.

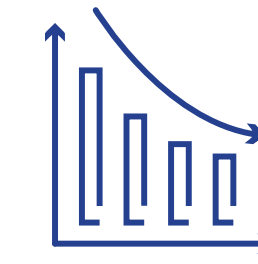


## Investment Highlights



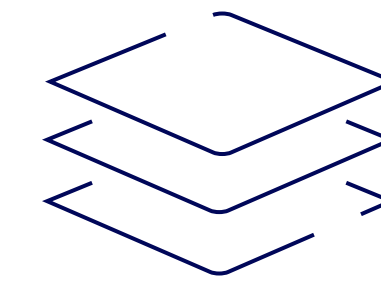
### Well Maintained Apartment Building

Minimal immediate capital expenditures and renovations required

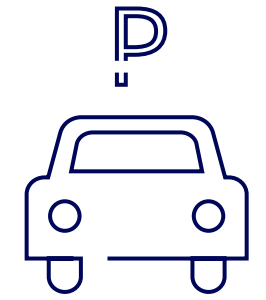


### Below Market Rents

Significant rental upside upon tenant turnover



### Spacious Floorplans



### Ample On-Site Parking

Mix of covered underbuilding parking and surface stalls



# Property Details

Address:	260 Craig Street, Nanaimo, BC
PID:	008-751-731
Site Size:	19,800 SF
Number of Total Units:	Ten (10)
Suite Mix:	Eight (8) 2-bed, 2-bath Two (2) 3-bed, 2-bath
Year Built:	1940
Property Taxes:	\$16,216 (2025)
Zoning:	R6 Townhouse Residential
OCP:	Suburban Neighbourhood
Laundry:	In-suite washer and dryer; and common washer and dryer present in basement
Parking:	Underbuilding and surface
Financing:	Title will be delivered free and clear of all financial encumbrances

# Rental Matrix

Suite Type:	8 x 2-bedroom, 2 bathroom
Average In-Place Rents:	\$1,062.50
Estimated Market Returns:	\$1,900.00
Percentage Below Market:	55.9%



# Asking Price: \$2,200,000 (\$220,000/unit)

## Offering Process

The property is being offered where qualified parties are asked to sign a Confidentiality Agreement and return to Colliers prior to gaining access to the virtual data room. Tours will be scheduled following the initial marketing launch and offering instructions will be provided.

### **Sterling Clerx**

Associate  
+1 778 980 0289  
sterling.clerx@colliers.com

### **Brad Archibald**

*Personal Real Estate Corporation*  
Senior Vice President  
+1 778 690 2090  
brad.archibald@colliers.com

### **Ben Wedge**

*Personal Real Estate Corporation*  
Associate Vice President  
+1 250 414 8449  
ben.wedge@colliers.com

### **John Fayad**

*Personal Real Estate Corporation*  
Associate Vice President  
+1 250 414 8378  
john.fayad@colliers.com

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