

FOR SALE

Colliers

12-UNIT MULTIFAMILY INVESTMENT PROPERTY

Ben Wedge  
PREC

Brad Archibald  
PREC

Sterling Clerx

160 Stewart Avenue  
Nanaimo | BC



## THE OPPORTUNITY

Colliers is pleased to present the opportunity to acquire a 12-unit rental apartment building at 160 Stewart Avenue in Nanaimo.



Matteo Sutton Park



**ONSITE PARKING**  
Surface parking available for tenants.

**BELOW MARKET RENTS**  
Strong rental upside on tenant turnover with only minimal renovations required.

**WELL MAINTAINED BUILDING**  
Minimal immediate capital expenditures required. New roof installed in 2019.

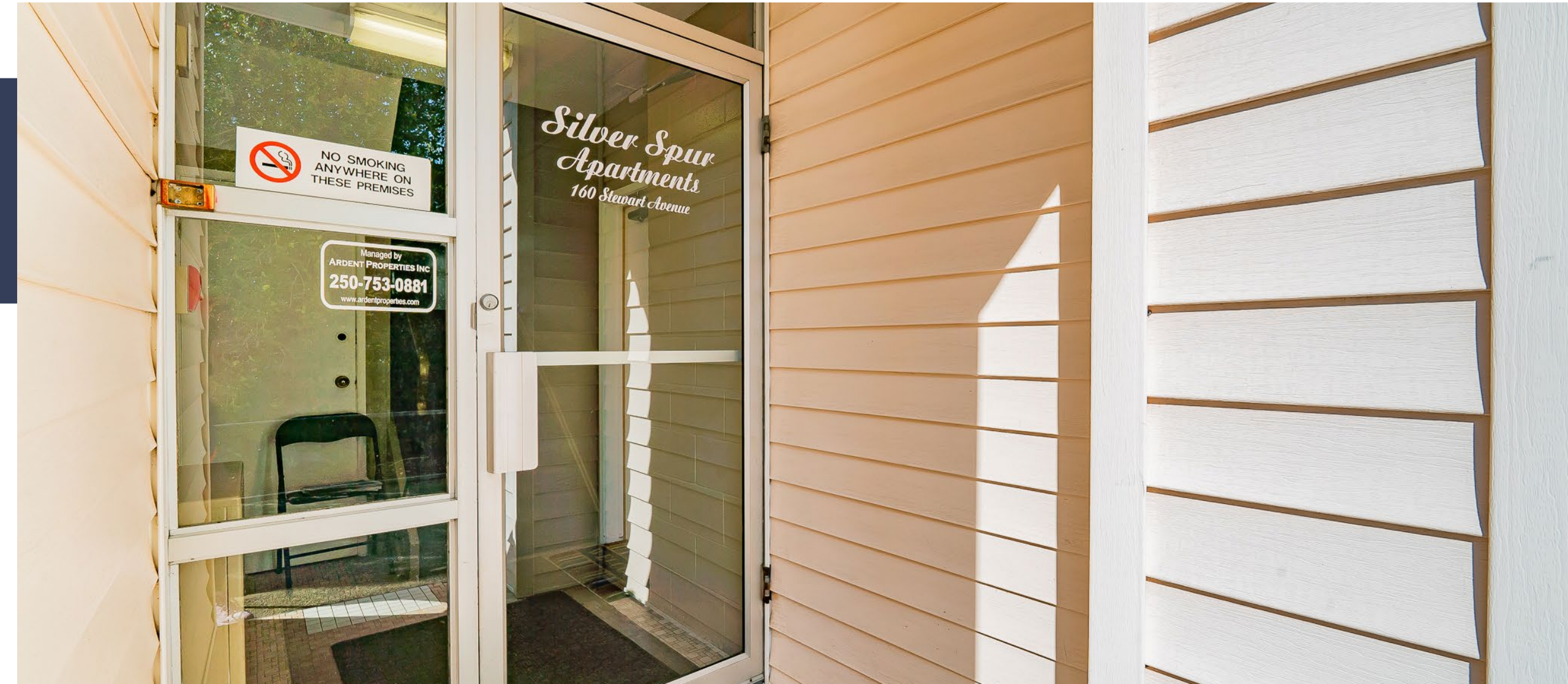
**PRIME LOCATION**  
Located in a premium area of Nanaimo, just one block from the waterfront.

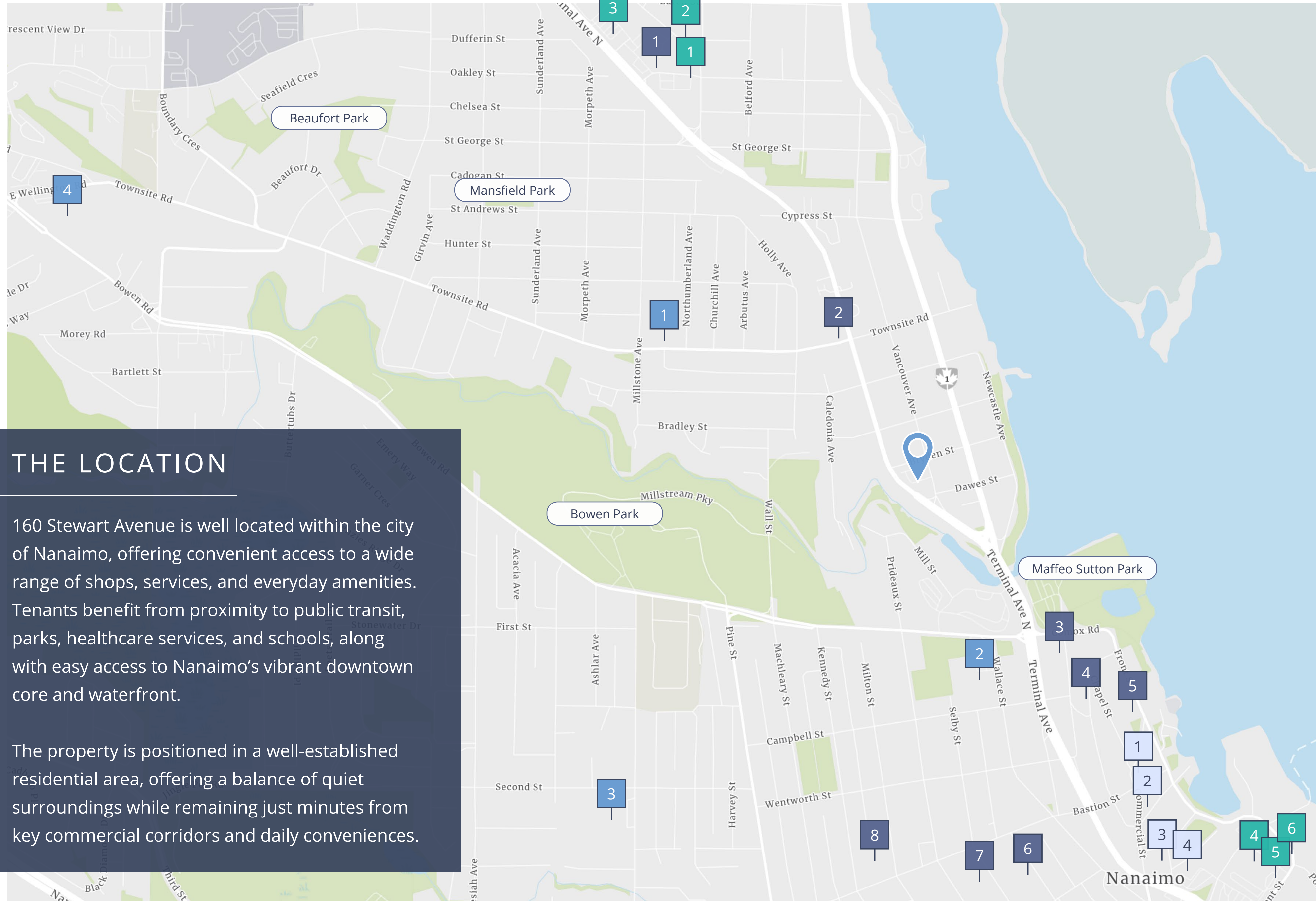
**LOW PRICE PER DOOR**  
Attractive price per door of \$161,666 based on the asking price.

**WALKABILITY**  
Within walking distance to downtown amenities, services, & businesses.

## SALIENT FACTS

<b>Civic Address</b>	160 Stewart Avenue, Nanaimo, BC
<b>Legal Description</b>	LOT 40, BLOCK 8, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584
<b>PID</b>	004-559-398
<b>Year Built</b>	1966 <i>per BC Assessment</i>
<b>Storeys</b>	3
<b>Unit Total and Type</b>	Twelve (12) Studio Units
<b>Property Taxes (2025)</b>	\$13,922.47
<b>Lot Size</b>	8,712 SF <i>per BC Assessment</i>
<b>Zoning</b>	Medium Density Residential (R8)
<b>Financing</b>	Title will be delivered free and clear of all financial encumbrances





## THE LOCATION

160 Stewart Avenue is well located within the city of Nanaimo, offering convenient access to a wide range of shops, services, and everyday amenities. Tenants benefit from proximity to public transit, parks, healthcare services, and schools, along with easy access to Nanaimo's vibrant downtown core and waterfront.

The property is positioned in a well-established residential area, offering a balance of quiet surroundings while remaining just minutes from key commercial corridors and daily conveniences.

### Food & Drink

- 1 Terminal Mall
  - Burger King
  - Pizza Hut
  - McDonald's
  - Starbucks
  - Nemo Sushi
  - Subway
  - Pita Land
- 2 Danpong Momiji310
- 3 White Sails Brewing
- 4 Gina's Mexican Cafe
- 5 Firehouse Grill
- 6 Asteras
- 7 Black Rabbit Kitchen
- 8 Milton Street Public House

### Education

- 1 Brechin Elementary
- 2 Ecole Pauline Haarer Elementary
- 3 Fairview Elementary
- 4 Ecole Quarterway Elementary

### Amenities

- 1 Vancouver Island Regional Library
- 2 Nanaimo Art Gallery
- 3 Vancouver Island Conference Centre
- 4 Casino Nanaimo

### Grocery

- 1 BC Liquor
- 2 Nesvog Meats & Sausage Co.
- 3 COBS Bread
- 4 BC Liquor
- 5 London Drugs
- 6 Thrifty Foods

PRICE **REDUCED**

~~\$1,940,000~~

\$1,688,600

# 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 or scheduling a tour.

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