

# FOR LEASE

Size: 2,263 Sq. Ft.

Base Rent \$15.00 per Sq Ft

Est Additional Rent: \$ 7.09 per Sq Ft

# 460

**COMMERCIAL**



## 104 - 425 Stanford Ave E, Parksville, BC V9P 2N4

Unit 104 - 425 Stanford Avenue in Parksville is located within the 23-unit Stanford Centre, with this being the only unit currently available in the complex, offered for lease. The unit provides approximately 2,263 square feet of total area over two levels, plus a 200 square foot mezzanine, with a functional layout including reception area, private office, file/storage room, break room with kitchenette, washroom, warehouse, and workshop areas.

The main level offers front-facing office and reception space, along with rear access from the back of the property via a large roll-up door and warehouse space featuring up to 20-foot ceilings, providing flexibility for a range of industrial or service uses. The upper level includes three offices and a second washroom, allowing for separation of office and operational uses. Zoned CS-3 (Service Commercial), the property supports a variety of uses including service and light industrial, food catering, recreational, and accessory retail or office.



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2-1551 Estevan Road, Nanaimo, BC V9S 3Y3

## FEATURES

- 2,263 SF over two levels, plus 200 SF mezzanine
- Functional mix of office and warehouse and workshop space
- Warehouse with up to 20-foot ceilings and large roll-up door
- Rear access from the back of the property
- Upper level includes three offices and second washroom
- "D" occupancy (service/industrial uses, including personal services such as salons, fitness, and similar client-based services)
- Located within the 23-unit Stanford Centre (only available unit)

## DETAILS

### Legal Description

**Strata Lot 4, District 4, Nanoose District Strata PLAN VIS2590, together with an interest in the common property proportion to the unit entitlement of the Strata Lot as shown on Form 1**

### Building Size (2 Floors)

**2,263 Sq. Ft.**

### Zoning

**CS-3**

### Base Rent

**\$15.00 per Sq. Ft.**

### Est. Additional Rent 2026

**\$7.09 per Sq. Ft.**

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# Front Entrance

104 - 425 STANFORD AVE E, PARKSVILLE, BC V9P 2N4



# Kitchenette/Breakroom

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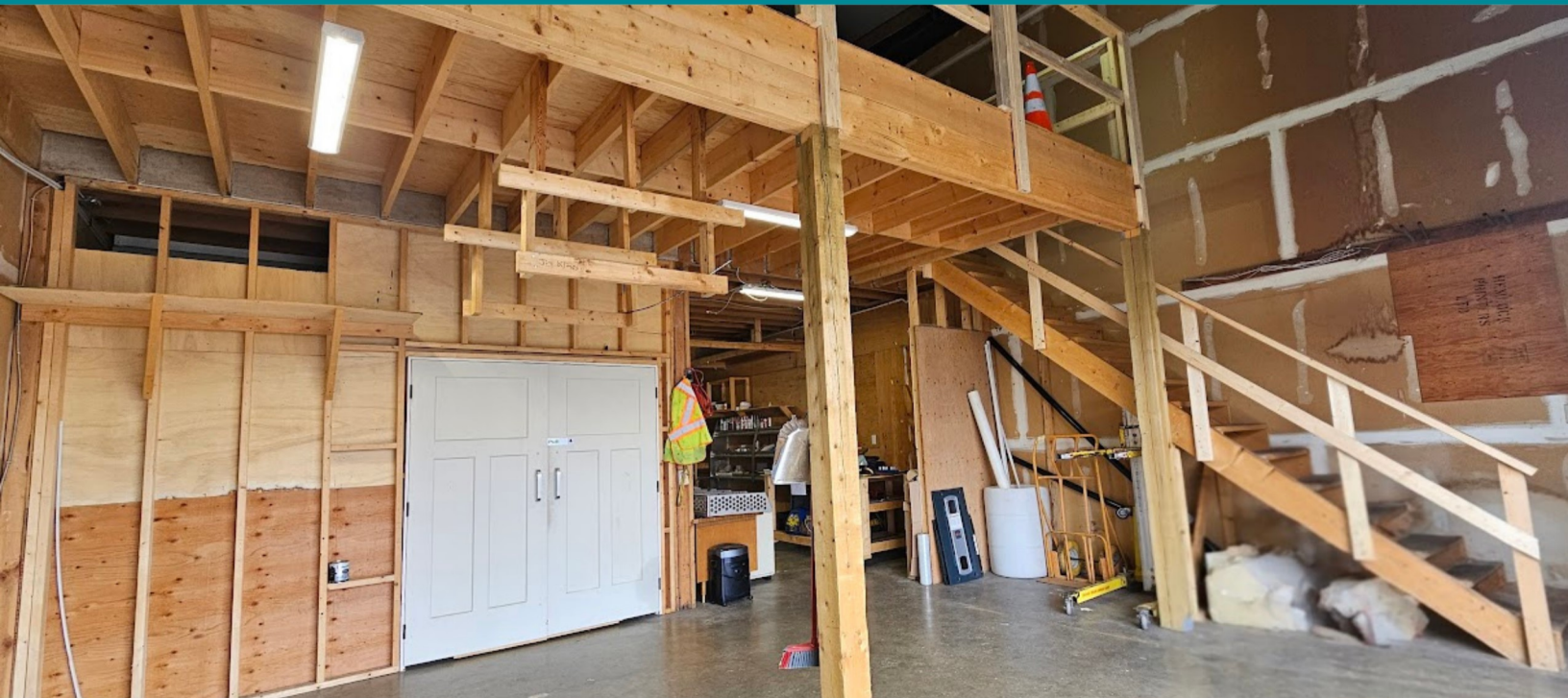
# 2nd Floor Private Office

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# Roll Up Doors & Mezzanine

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# Workshop Areas

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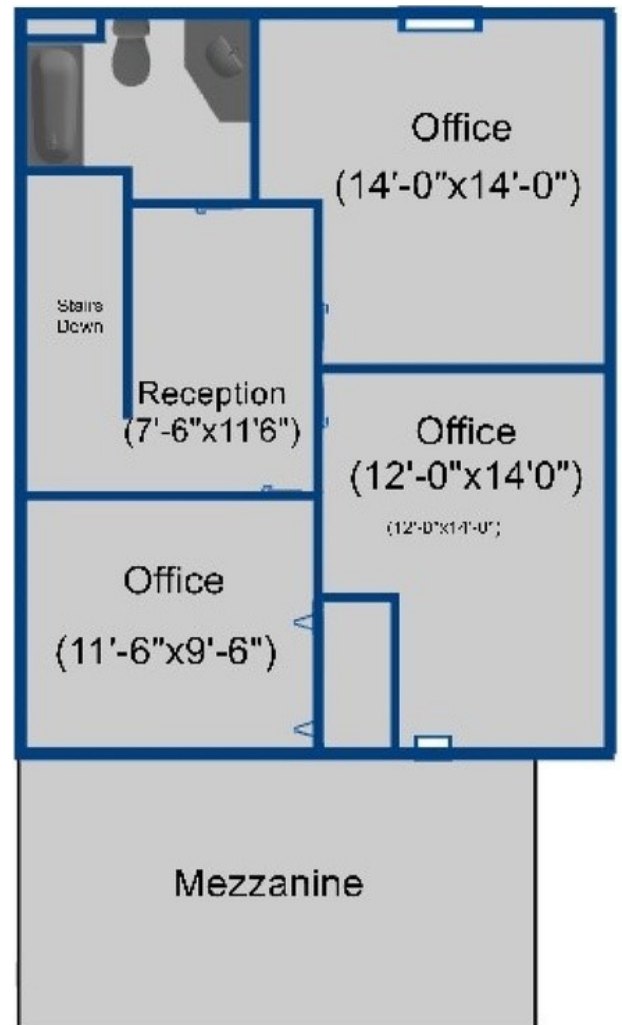
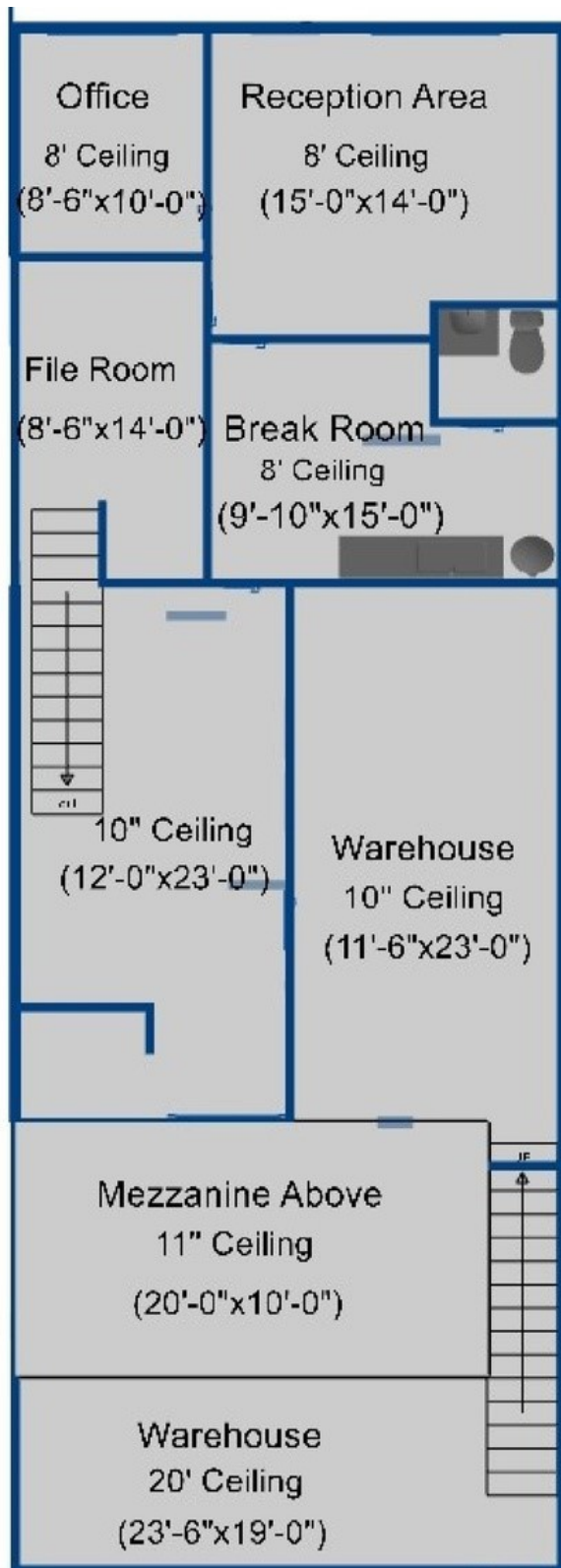
# Rear View Roll Up Door

104 - 425 STANFORD AVE E, PARKSVILLE, BC V9P 2N4



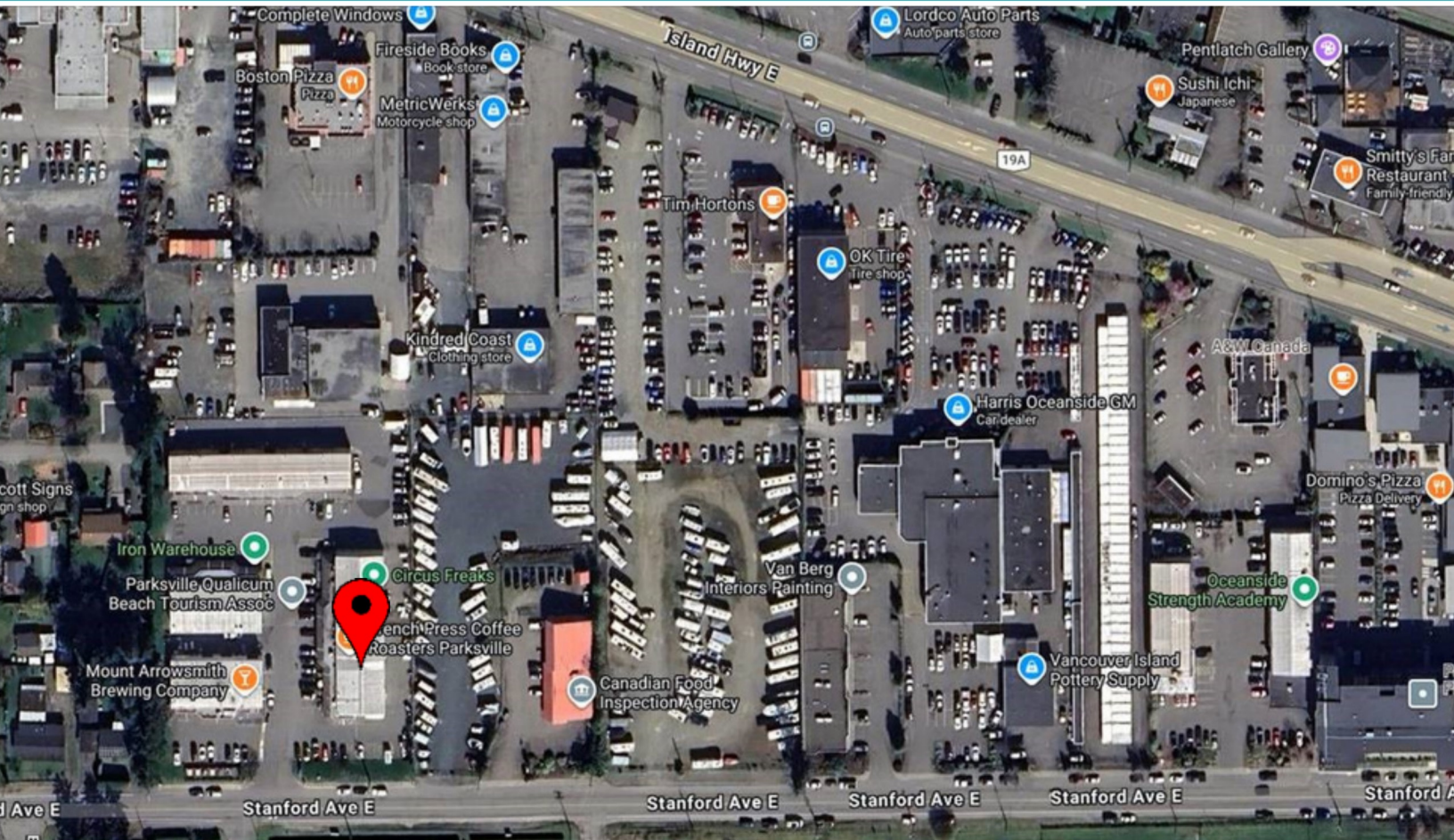
# Floor Plan

104 - 425 STANFORD AVE E, PARKSVILLE, BC V9P 2N4



# Map

104 - 425 STANFORD AVE E, PARKSVILLE, BC V9P 2N4



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