



## 103 – 75 Front St

Nanaimo, BC V9R 5H9

### Property Features

This ground floor unit is located within a two-storey commercial building in downtown Nanaimo, within easy walking distance to the harbour front and sea plane terminal.

The space is set out with one large open space and two private offices.

This unit has been recently renovated with new paint and the installation of LED lighting.

**\*Plus additional rent estimated at \$11.43 per sq ft (2023)**

OE&T includes building maintenance, grounds maintenance, security, common area janitorial, water, sewer, garbage, building insurance, and real estate taxes.



UNIT SIZE 600 Sq Ft

BUILDING STORIES 2

ZONE DT5

MLS NO. 944737

For more information contact:

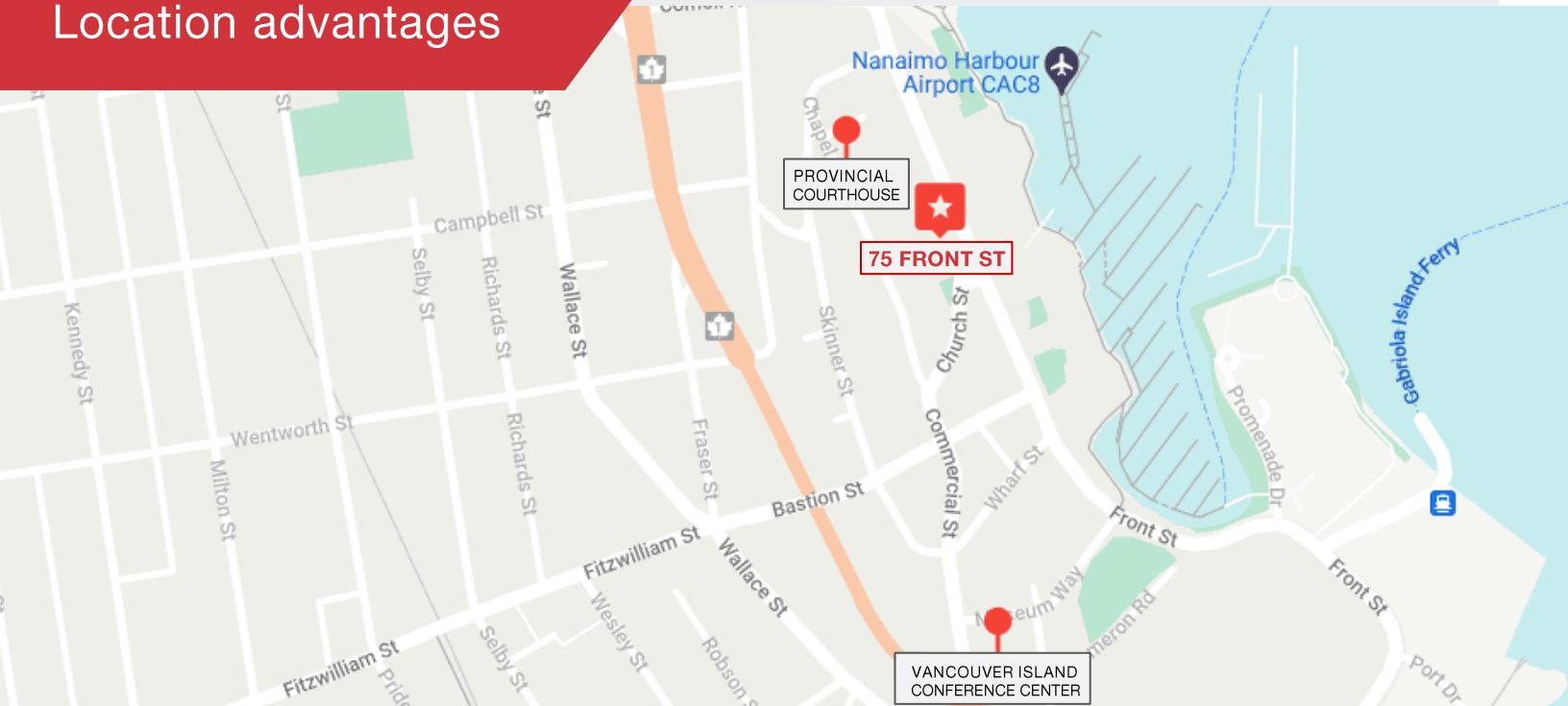
**John Hankins**

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# Vancouver Island

## British Columbia

### Location advantages



### Driving Distance to Major Cities from Property

|                |                                  |
|----------------|----------------------------------|
| LADYSMITH, BC  | 22.7 kilometers                  |
| PARKSVILLE, BC | 38.6 kilometers                  |
| COURTENAY, BC  | 110 kilometers                   |
| VICTORIA, BC   | 111 kilometers                   |
| VANCOUVER, BC  | 81.1 kilometers (includes ferry) |



### About Nanaimo, B.C.

Nanaimo is located on the eastern side of Vancouver Island; 23km (14 miles) west of Vancouver, and 113km (70 miles) north of Victoria, British Columbia's capital city.

Nanaimo is the second largest urban centre on Vancouver Island, and the fifth largest urban centre in British Columbia, with a city population of 98,957 and strong growth projections.

Nestled between the mountains and the ocean, Nanaimo is a 20-minute flight or a 1.5-hour ferry ride from downtown Vancouver, with 16 scheduled sailings daily. Direct flights are offered to Vancouver, Calgary, Edmonton, and Toronto from the Nanaimo Airport (YCD). Nanaimo is also home to a cruise ship terminal.

The economic hub of Central and North Vancouver Island, Nanaimo boasts a vibrant business community. Businesses choose to locate in Nanaimo in part because of the cost efficiencies and range of telecommunications services. The area offers a diversified economic base of 6,233 businesses operating within the City of Nanaimo, together with a skilled and motivated workforce, exceptional technological infrastructure, and easy access to world markets.

# For Lease

103 – 75 Front St  
Nanaimo, BC

## Legal description and zoning

Zone: DT5 (Chapel Front)

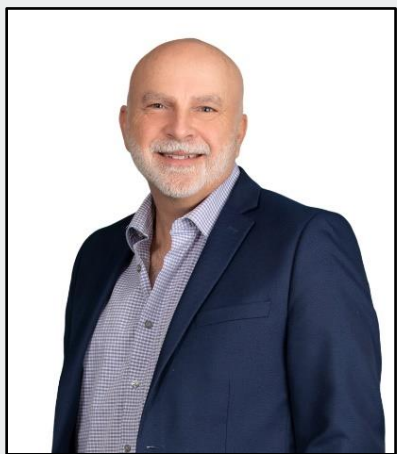
This zone provides for higher density residential developments and some compatible office, retail, cultural, recreational, service, and institutional uses. Emphasis is placed on achieving development that is compatible with neighboring development with respect to streetscape character, open spaces, view retention, sunlight access, and privacy. As outlined in the Downtown Reference Plan, Council may consider rezoning in order to achieve higher density, including high-rises, within the area covered by this zone.

For more in-depth information on zoning refer to the City of Nanaimo website.

PID: 003-376-583

Lot 19, Block 55, Section 1, Nanaimo District, Plan 584 Except the Northernly 53 Feet Thereof

## For more information contact



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