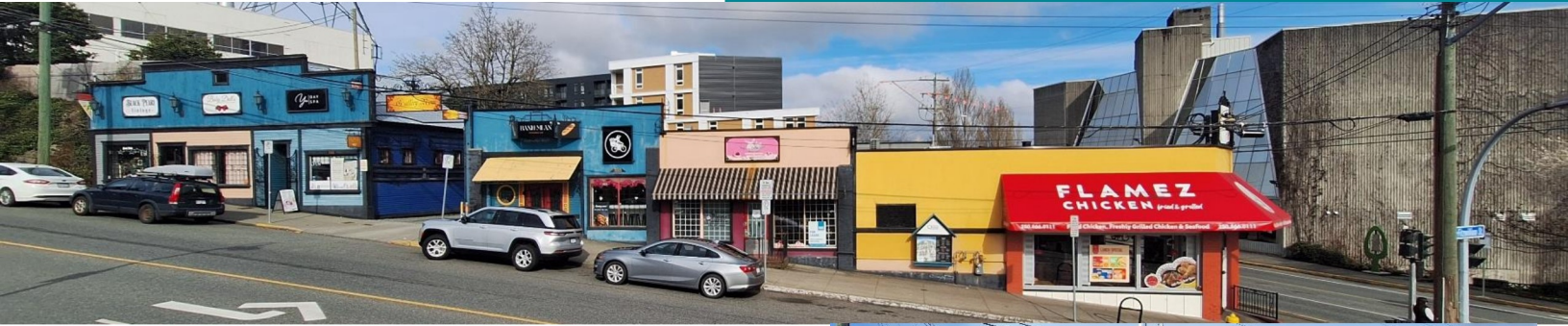


460**COMMERCIAL****FOR SALE**

Investment Opportunity

\$2,300,000.00**291 Wallace St and 310 Fitzwilliam St**

Nanaimo, BC

OPPORTUNITY

These two adjacent lots feature a heritage-listed, multi-tenanted retail building at the gateway to Nanaimo's historic Gallery Row. With an upper-level unit and strong street visibility, the property benefits from nearby residential growth—including the 195-unit Telus Living and a 163-unit development—driving increased foot traffic. The location sits within a vibrant district offering a mix of retail, service, and dining options.

John Hankins

c. 250 713 9830

jhankins@460commercial.com

460 Commercial Inc.

2-1551 Estevan Road

Nanaimo, BC

Investment Highlights

- Prominent corner exposure at Wallace & Fitzwilliam - Located between Downtown Nanaimo and the Old City Quarter.
- Heritage character building
- Diverse mix of retail and service tenants.
- Mix of Net and Gross leases depending on unit size.
- One Retail / Office space available for lease.
- New nearby residential developments—including 195-unit Telus Living and a 163-unit project—will drive foot traffic to Gallery Row.
- The whole building was recently measured to BOMA standards.
- Approx. 5.69% CAP Rate based on a stabilized rent roll.
- Additional information is available on completion of a Confidentiality Agreement.

PROPERTY DETAILS

Civic Address

291 Wallace St and
310 Fitzwilliam St

PID

001-792-261
003-693-759

Legal Description

Lot 1, Block 32, Section 1, Nanaimo District, Plan 584. The Easterly 56 feet of Lot 2, Block 32, Section 1, Nanaimo District. Plan 584

Heritage Status

Building Size

6,273 Sq. Ft (to BOMA standards)

Lot Size

15,486.54 Sq Ft

Year Built (Est) 1935

Parking

Limited off-street parking & street parking

Zoning

DT2 – Downtown Fitzwilliam

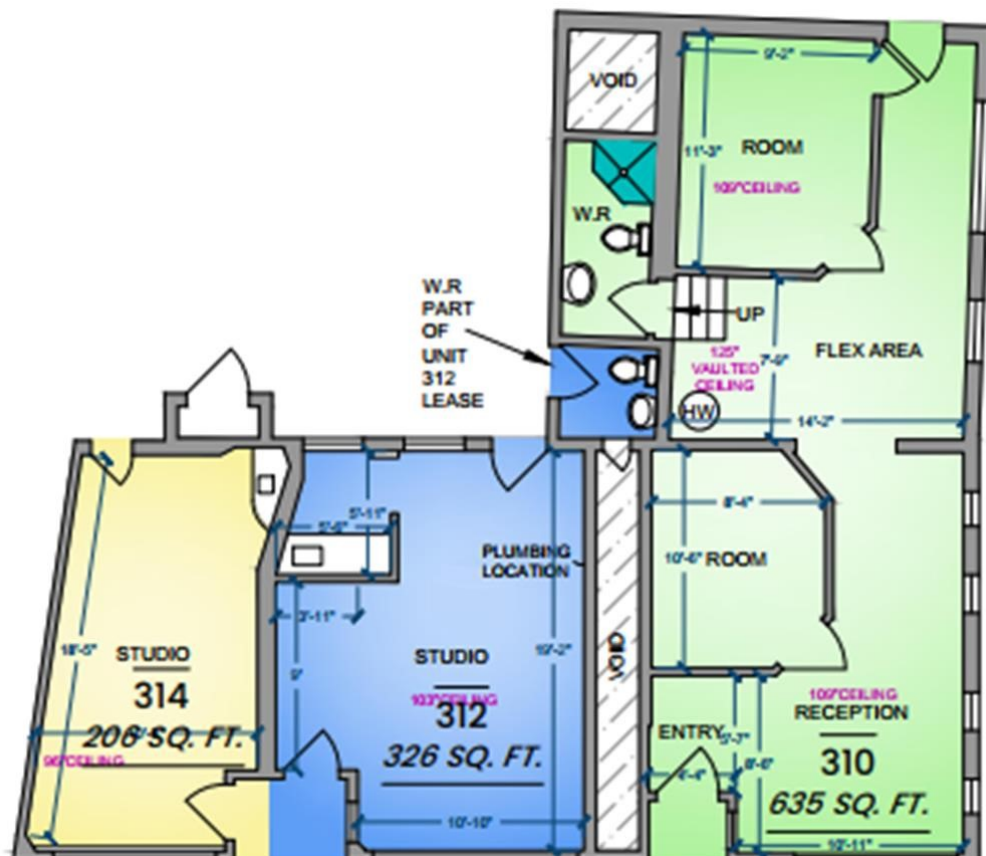
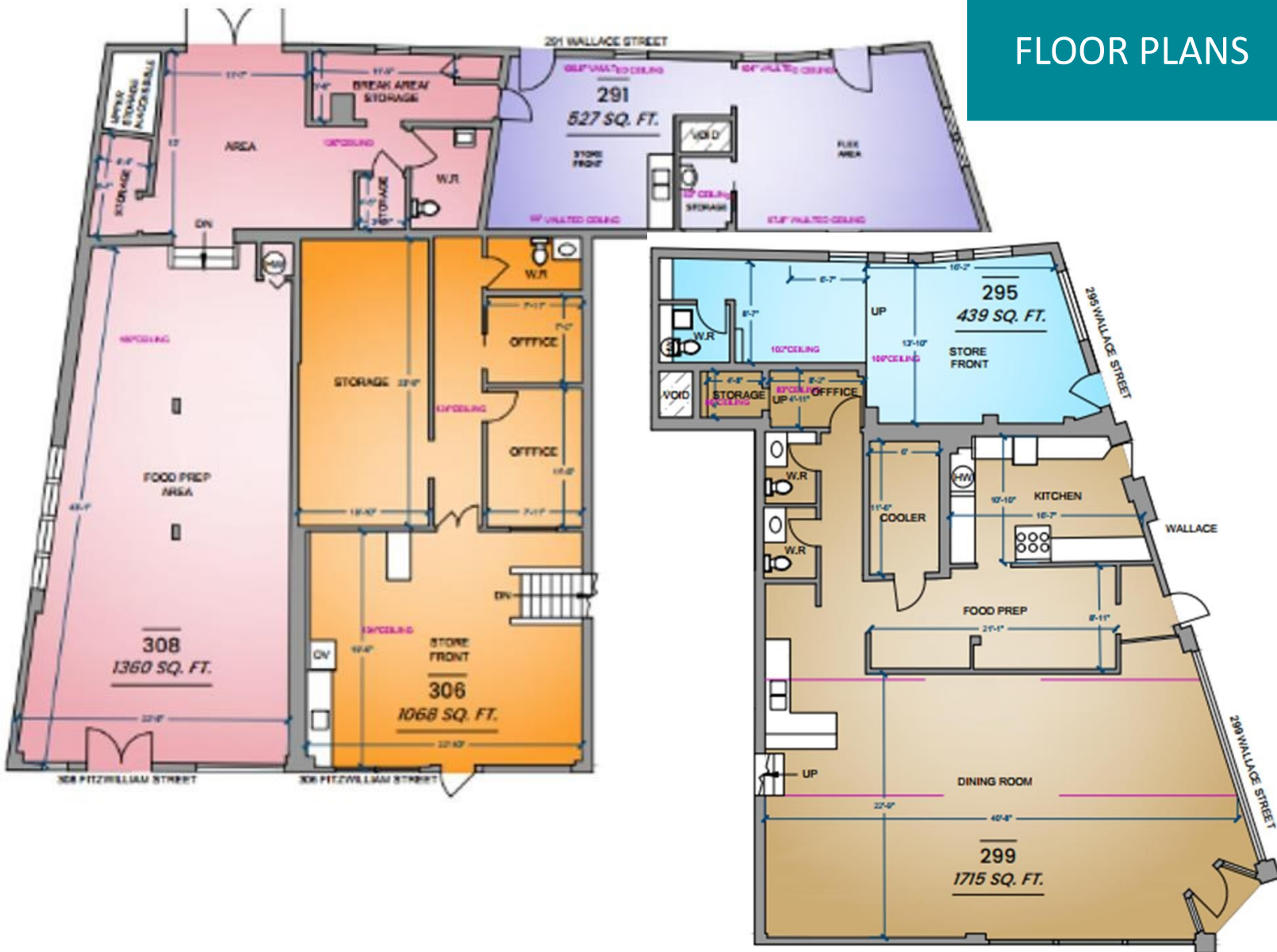
2025 Property Tax

\$31,184.65 + \$8,323.19
Total \$39,507.84

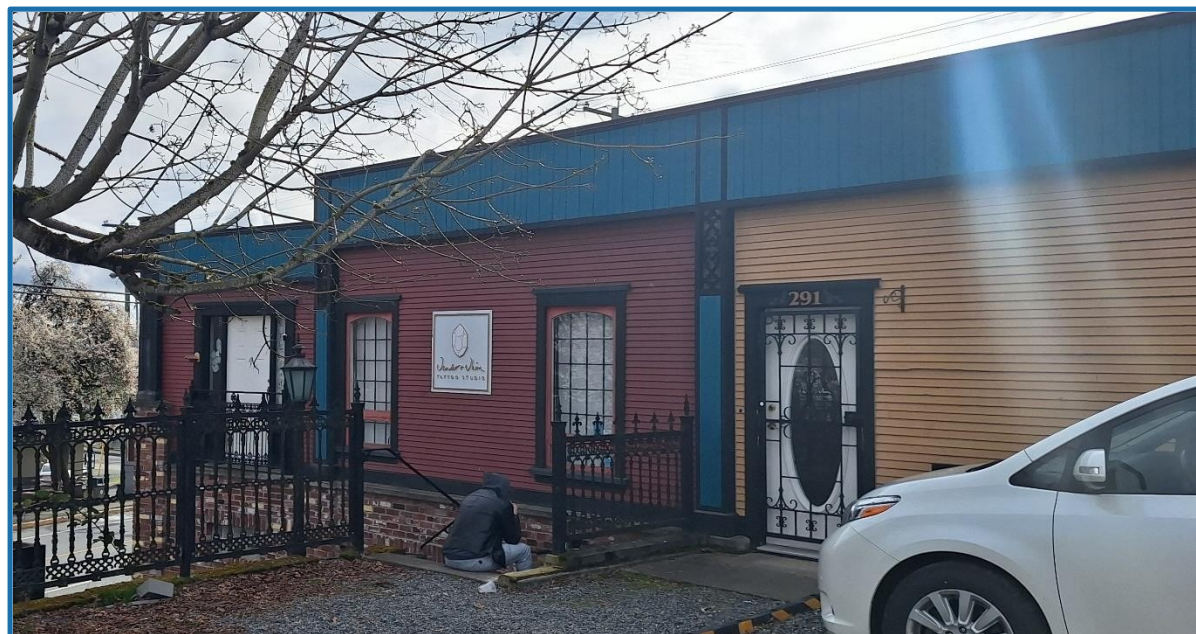
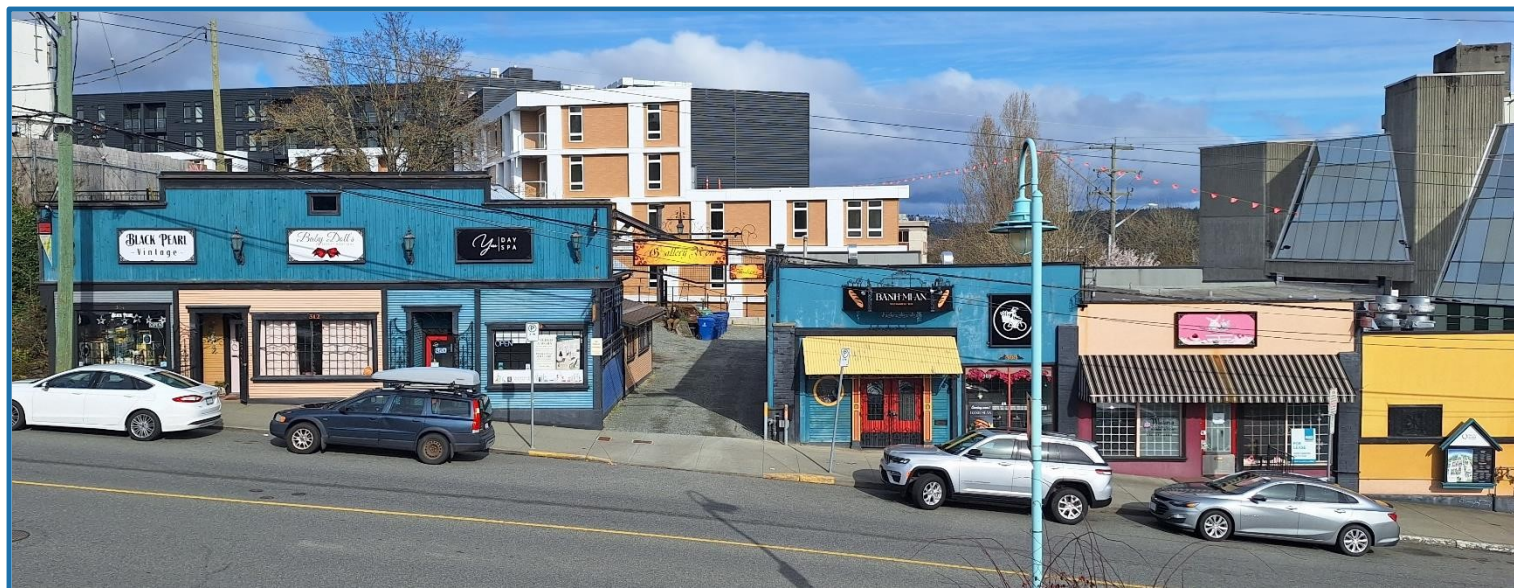
Price

\$2,300,000.00
Price per Sq Ft approx. \$366.00

FLOOR PLANS

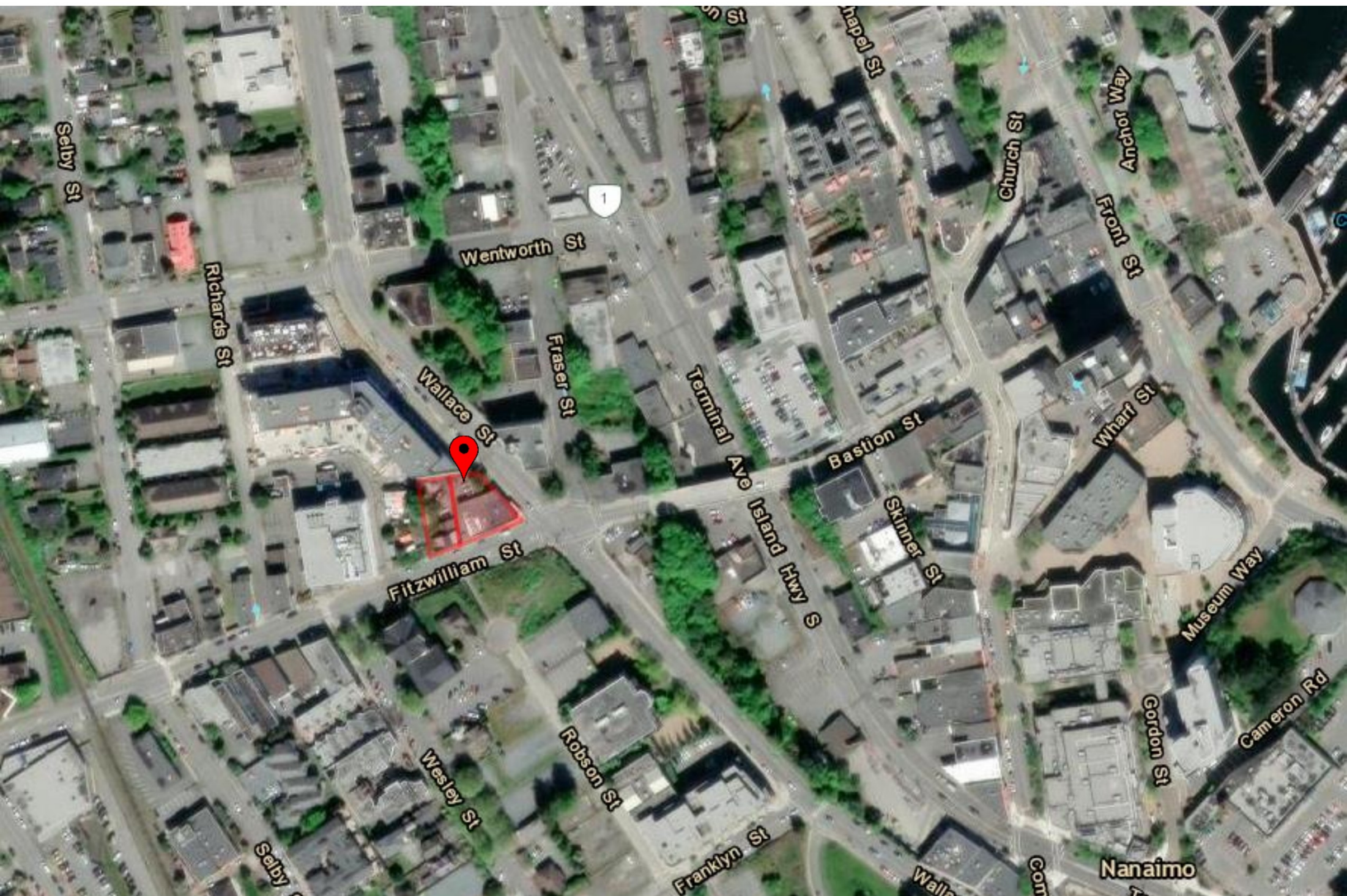


PICTURES



MAP

291 Wallace St & 310 Fitzwilliam St, Nanaimo BC



460

COMMERCIAL

John Hankins

c. 250-713-9830

jhankins@460commercial.com



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. The information is subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice.

460 Commercial Inc.
2-1551 Estevan Road
Nanaimo, BC