

460

COMMERCIAL

FOR SALE

Investment Opportunity

\$4,199,000.00



6010 Brickyard Road
Nanaimo, BC

OPPORTUNITY

Rare opportunity to purchase a two-storey standalone building with off street parking with 7 professional / medical Tenants, located in the North end of Nanaimo on the corner of Hammond Bay Road and Brickyard Road.

John Hankins

c. 250 713 9830 o. 250 753 5757 ex.432

jhankins@460commercial.com

460 Commercial Inc.

2-1551 Estevan Road

Nanaimo, BC

6010 Brickyard Road Nanaimo, BC

DETAILS

- The building is in the North end of Nanaimo on the corner of Hammond Bay Road and Brickyard Road.
- All Leases are Net Leases
- Long term Tenants include Central Drugs, Life Labs, physiotherapist, a dentist and other professional practices all of which provide a great deal of local traffic and referrals.
- The whole building was recently measured to BOMA standards.
- A CAP Rate of approx. 5.50% based on a stabilized Rent Roll.
- Additional information is available on completion of a Confidentiality Agreement.

PROPERTY DETAILS

Civic Address
6010 Brickyard Road

PID
000-504-157
017-635-411

Legal Description
Lot A, District Lot 25, Wellington
District, Plan 41197
Lot 23, District Lot 25, Wellington
District, Plan VIP53636

Building Size
15,385 Sq. Ft.

Lot Size
1.17 Acres

Year Built
1995

Parking
Onsite & street parking

Zoning
COR-3 – (Building zoned for Medical
and Professional services only)

2024 Property Tax
\$80,993

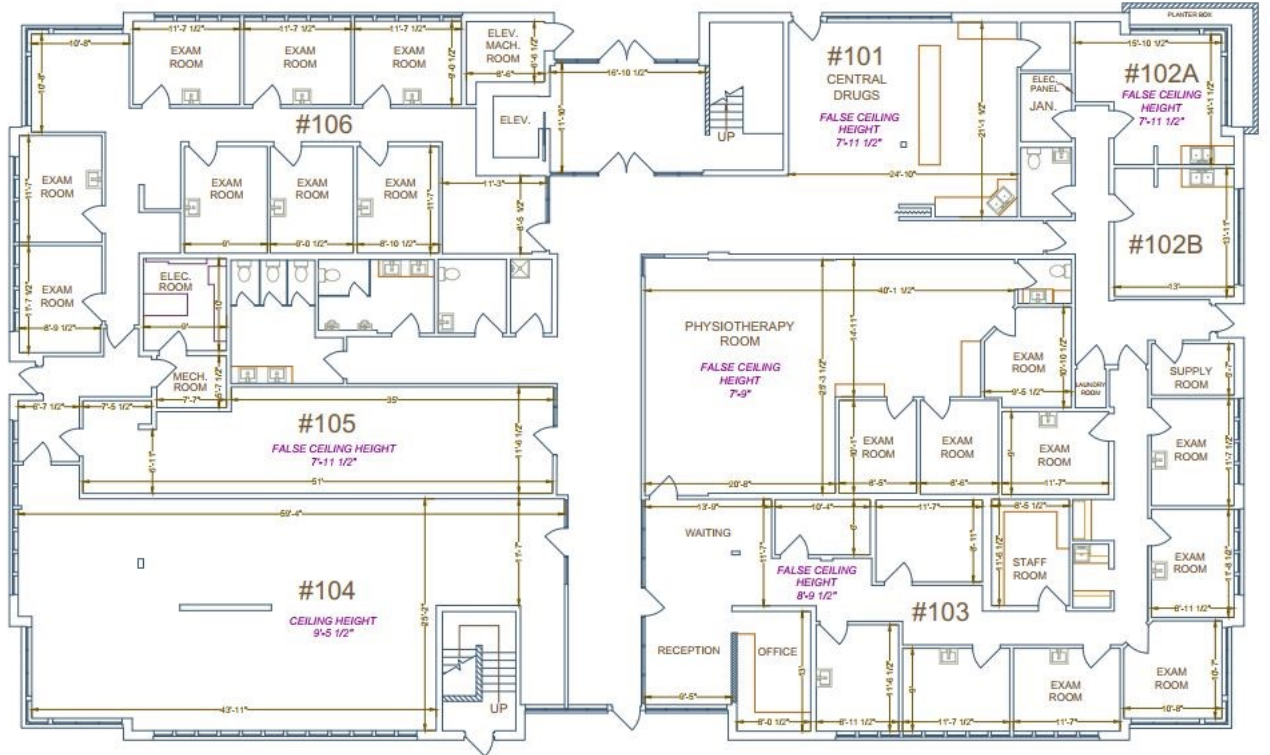
Price
\$4,199,000.00

MAIN FLOOR 6010 BRICKYARD RD NANAIMO BC

BRICKYARD ROAD

PARKING

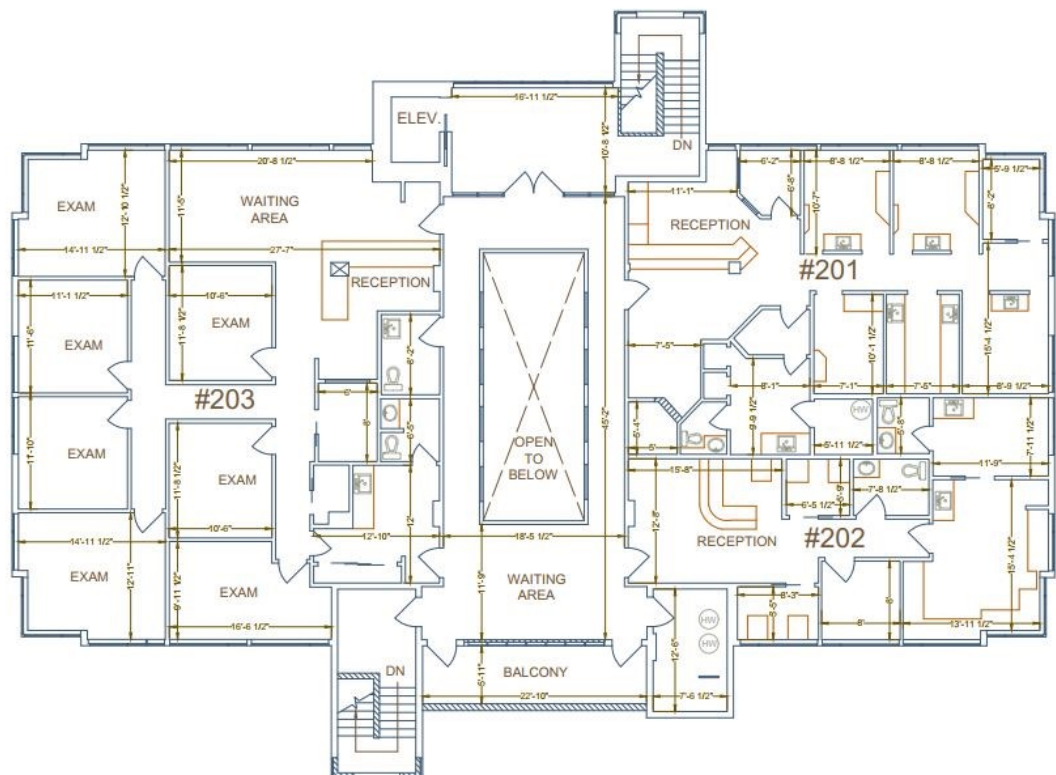
PARKING



HAMMOND BAY ROAD



2ND FLOOR 6010 BRICKYARD RD NANAIMO BC



PICTURES



MAP

6010 Brickyard Road, Nanaimo BC V9V 1S5



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