

**460**

**COMMERCIAL**

**FOR LEASE**

**Base Rent  
\$16.00 per Sq. Ft.**



**#2A 1585 Bowen Road  
Nanaimo, BC**

## **OPPORTUNITY**

This spacious 3,064 Sq. Ft. ground floor unit is ideally situated off Bowen Road, offering excellent visibility and convenient access.

\*Plus Additional Rent estimated at \$7.44 per Sq. Ft. (2025)

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

## #2A – 1585 Bowen Road

Nanaimo, BC

### DETAILS

- Both the main entrance and the grade-level roll-up door face Bowen Road, ensuring ease of access for customers and deliveries.
- Key Features:
  - Ground floor location
  - Grade-level roll-up door
  - High visibility from Bowen Road
- COR3 Zoning. Zoning permitted uses include:
  - Retail Operations
  - Furniture and appliance sales
  - Pet daycare services
  - Veterinary clinic

### PROPERTY DETAILS

Civic Address  
1585 Bowen Road

Unit Size  
3,064 Sq. Ft.

Legal Description  
Lot 1, Newcastle Reserve,  
Section 1, Nanaimo District, Plan  
36556

Zoning  
COR-3

Sale Price  
\$16.00 per Sq. Ft.

Additional Rent  
\$7.44 per Sq. Ft.

# PICTURES



Main Entrance

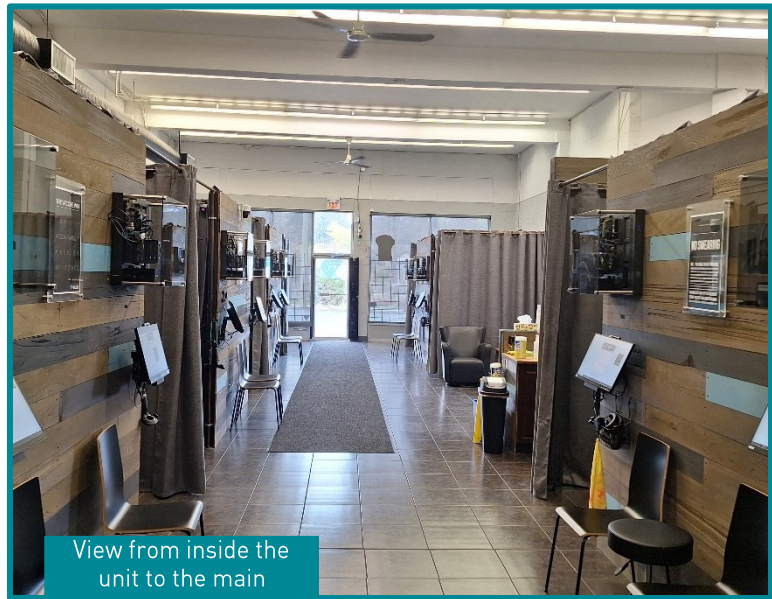


Street view showing  
main entrance and  
grade level roll up door

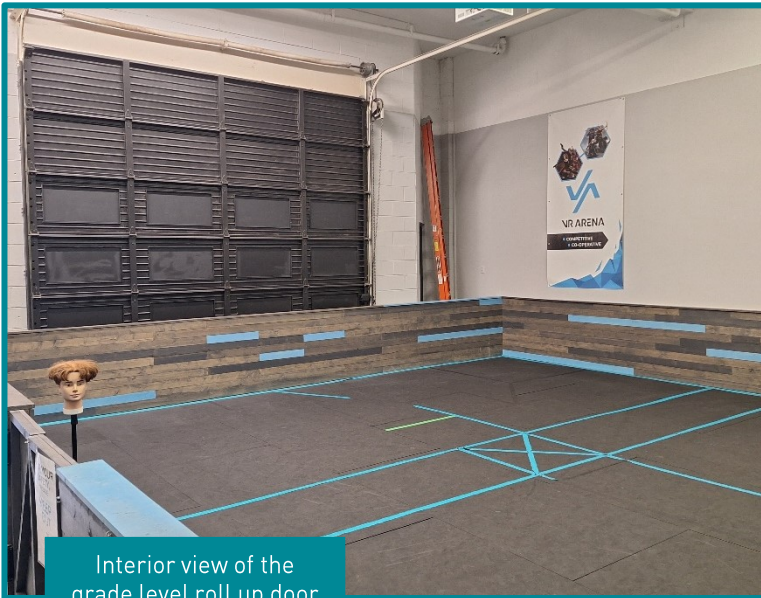
# PICTURES



View from main entrance into the unit



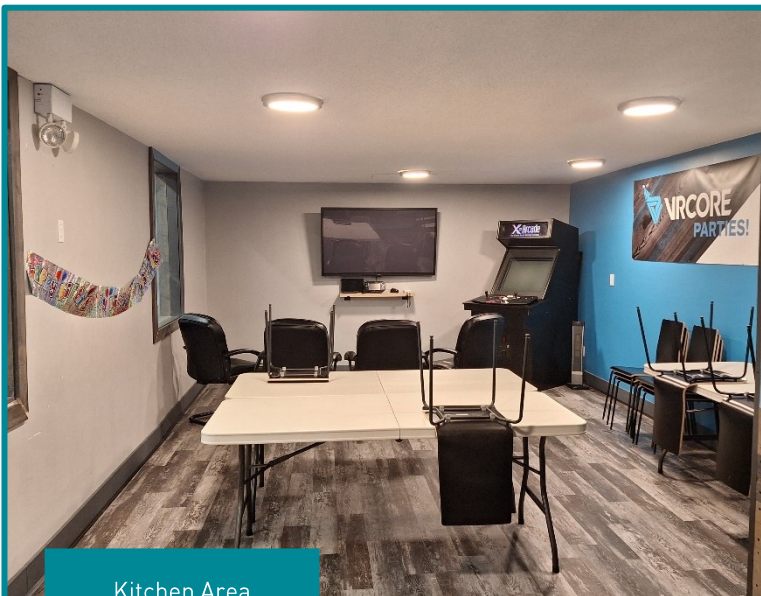
View from inside the unit to the main entrance



Interior view of the grade level roll up door

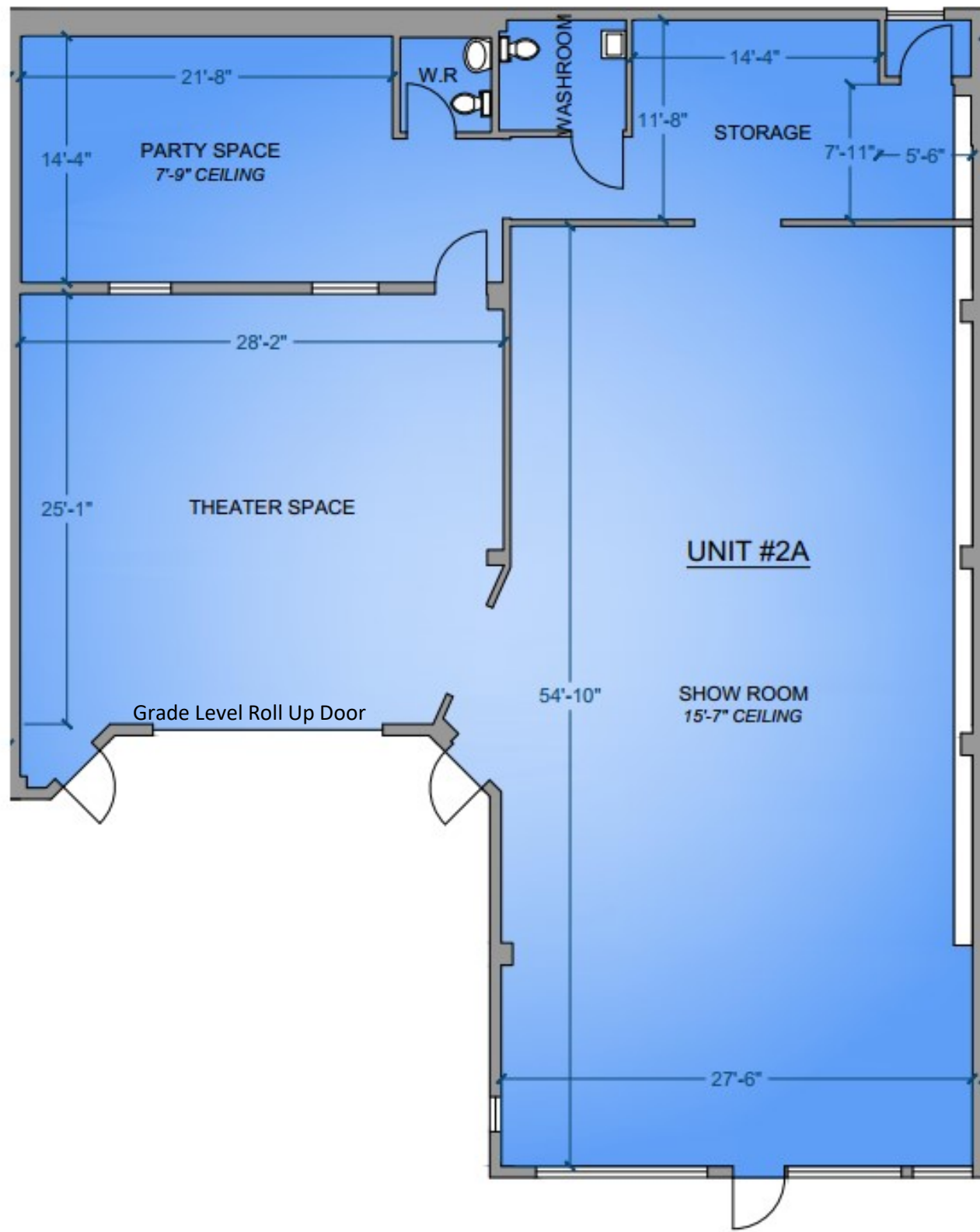


Internal View



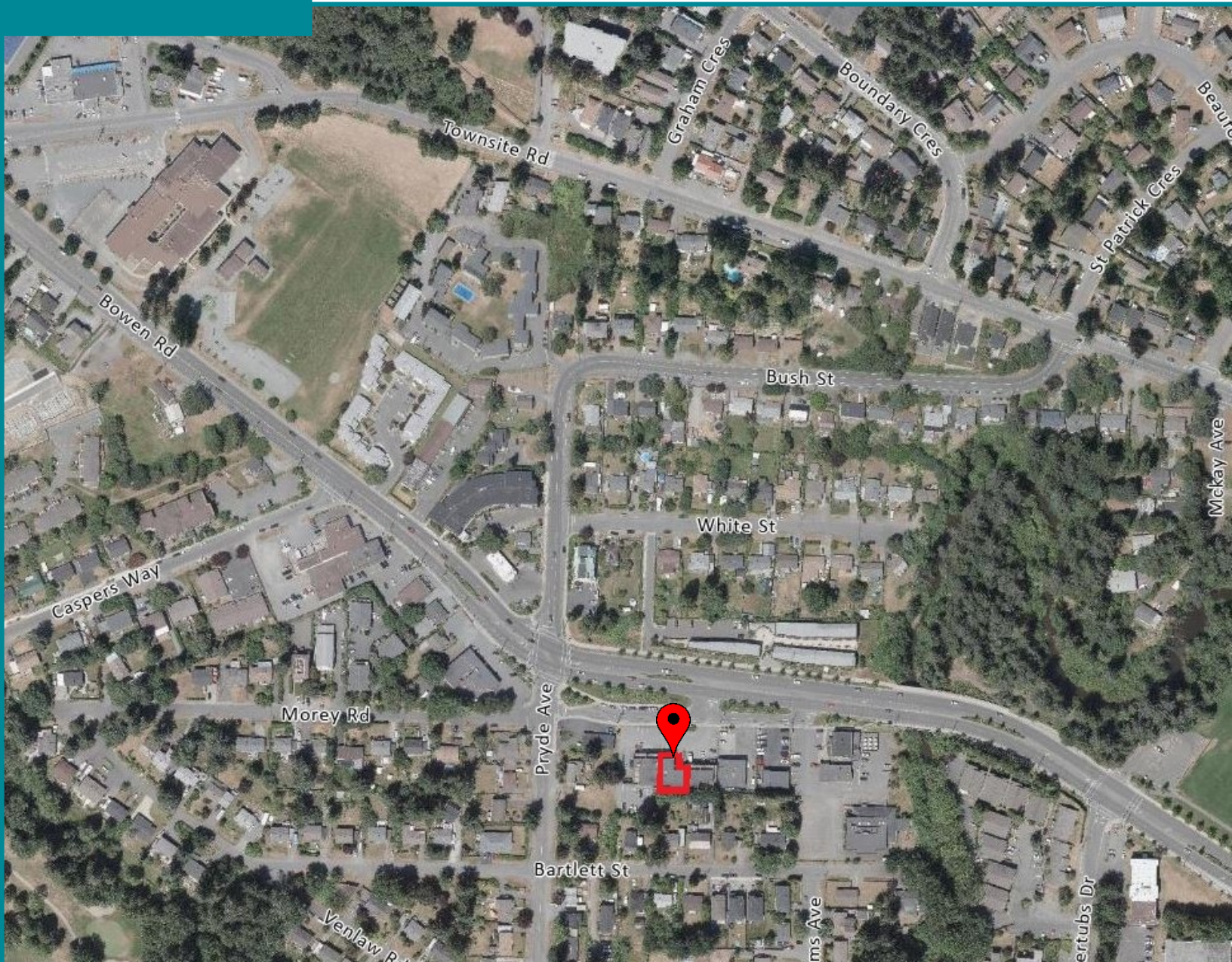
Kitchen Area

# FLOOR PLAN



# MAP

1585 Bowen Road, Nanaimo BC V9S 1G4



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