

FOR SALE

List Price **\$640,000.00**

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 sale. The unit provides approximately 2,263 square feet of total area across two levels, plus a 200 square foot mezzanine, featuring a functional mix of office and warehouse space, including private office, file/storage room, break room with kitchenette, washroom, and warehouse/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 area with up to 20-feet clear ceiling height and grade level loading, supporting a range of uses. The upper level includes three offices and a second washroom. 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, making this a practical opportunity for both owner-occupiers and investors.



John Hankins

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

FEATURES

- 2,263 SF strata unit over two levels, plus 200 SF mezzanine
- Only unit currently available within the 23-unit Stanford Centre
- Vacant possession provides flexibility for owner-occupiers or investors
- Functional layout with a mix of office and warehouse/workshop space
- Warehouse features 20-foot ceilings and rear access with roll-up door
- Upper level includes three offices and second washroom
- CS-3 zoning supports a wide range of commercial and light industrial uses
- D - Occupancy permitting service, light industrial and personal service uses

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

PID: 018-064-493

**Building Size (2 Floors)
2,263 Sq. Ft.**

**Zoning
CS-3**

**Property Tax
2026 \$5,619.88**

**BC Assessed Value 2026
\$375,600**

**Strata Fee (2026)
\$420.11 per month**

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Front Entrance

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



Kitchenette/Breakroom

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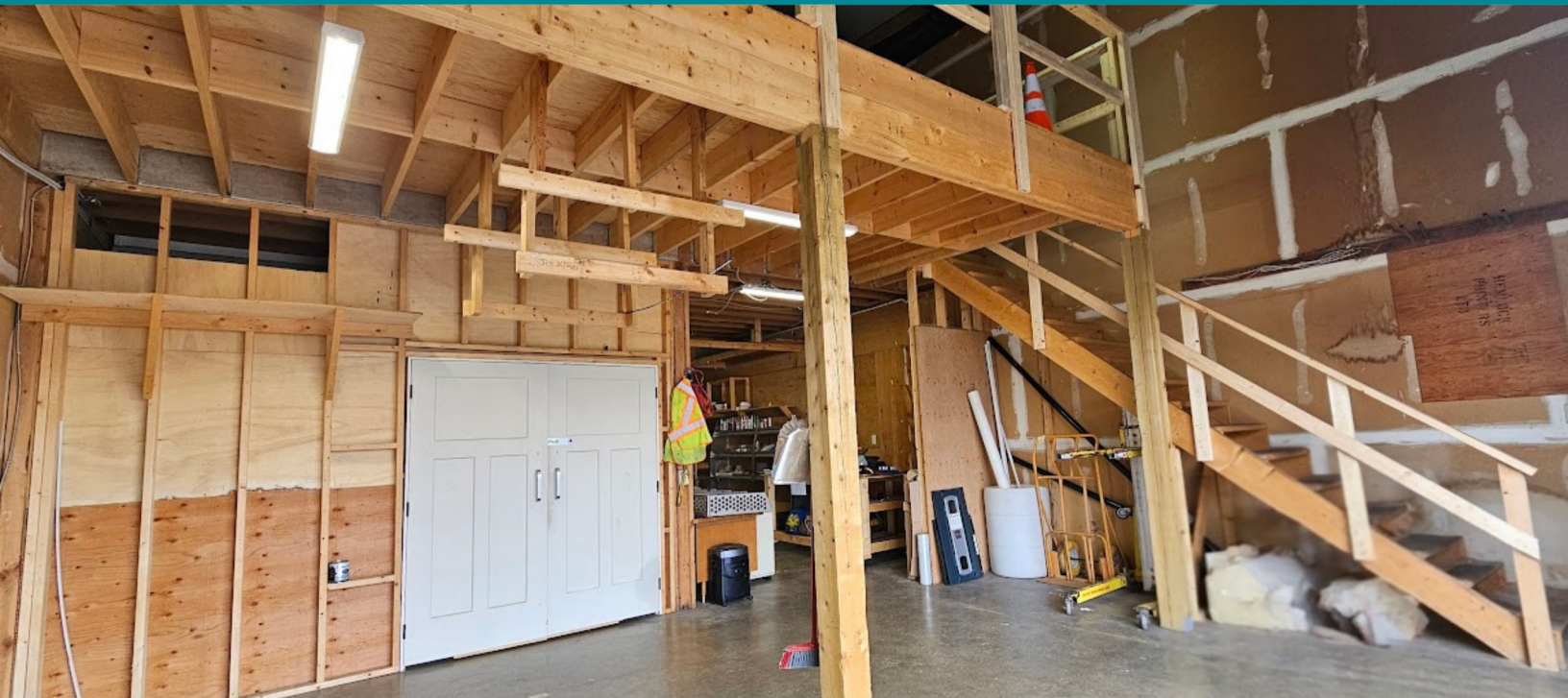
2nd Floor Private Office

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Roll Up Doors & Mezzanine

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Workshop Areas

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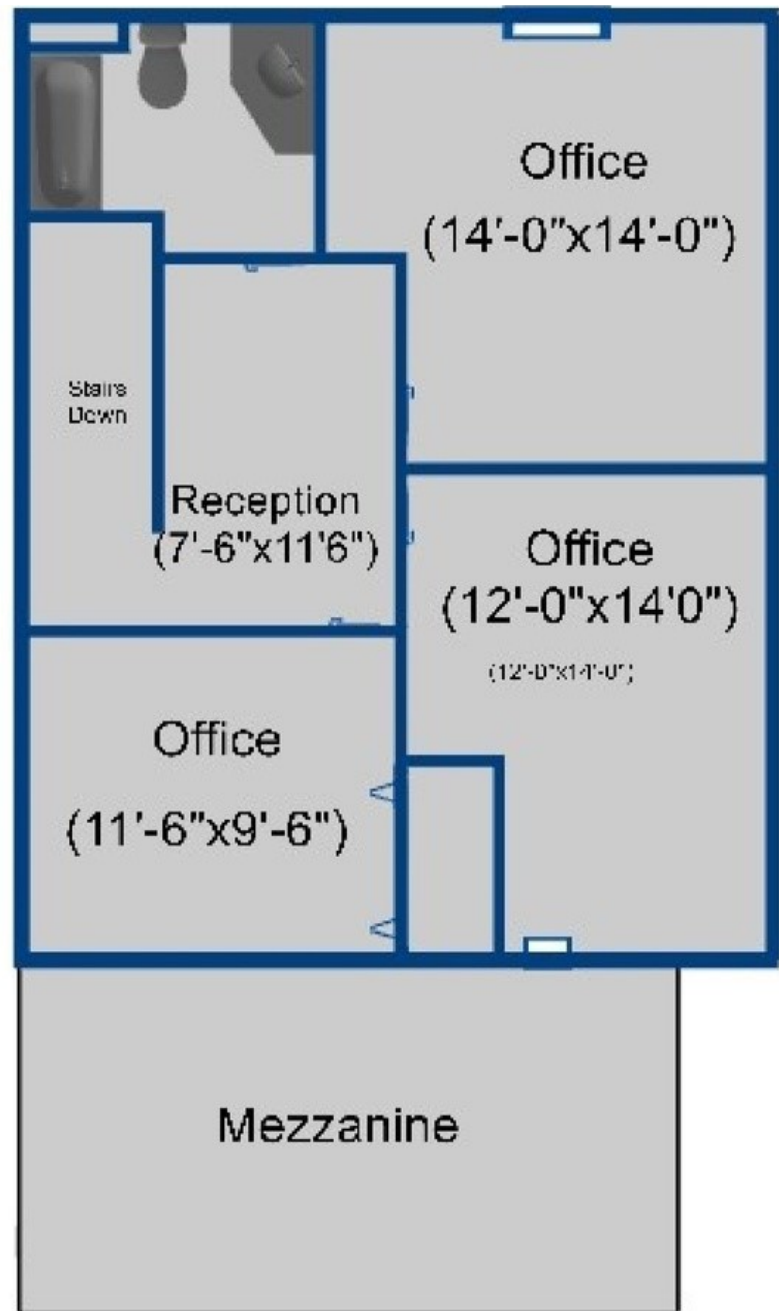
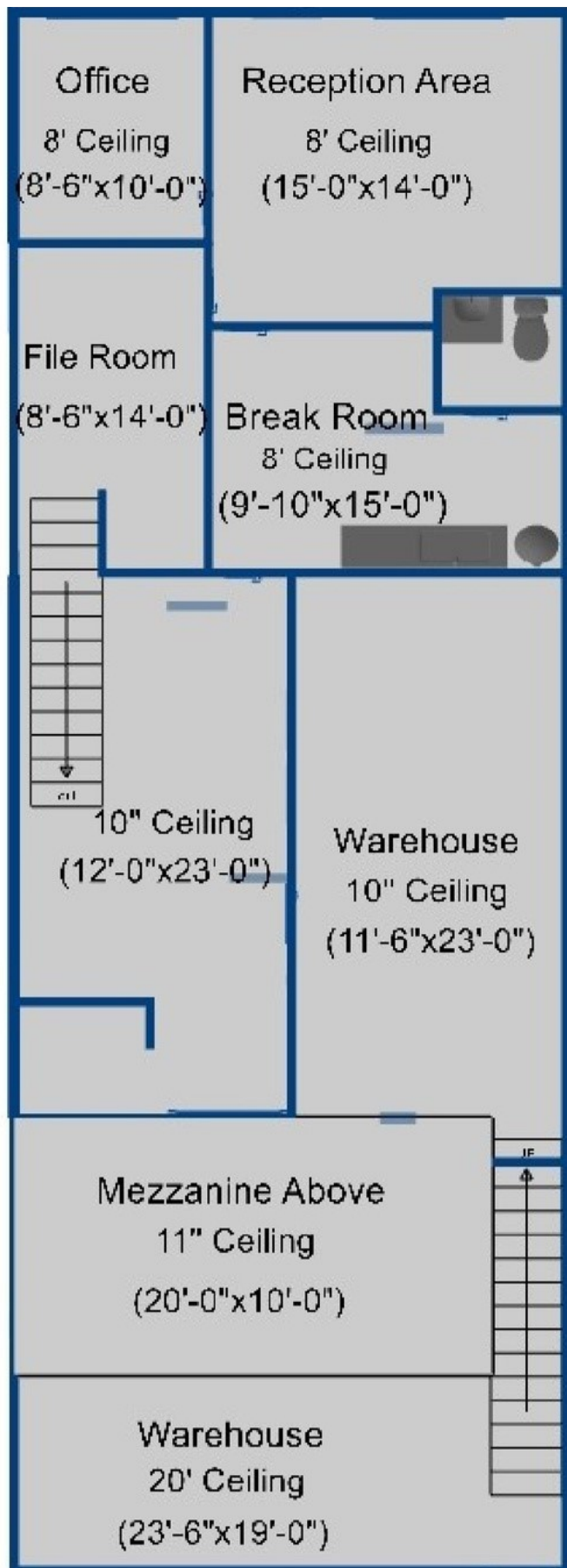
Rear View Roll Up Door

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



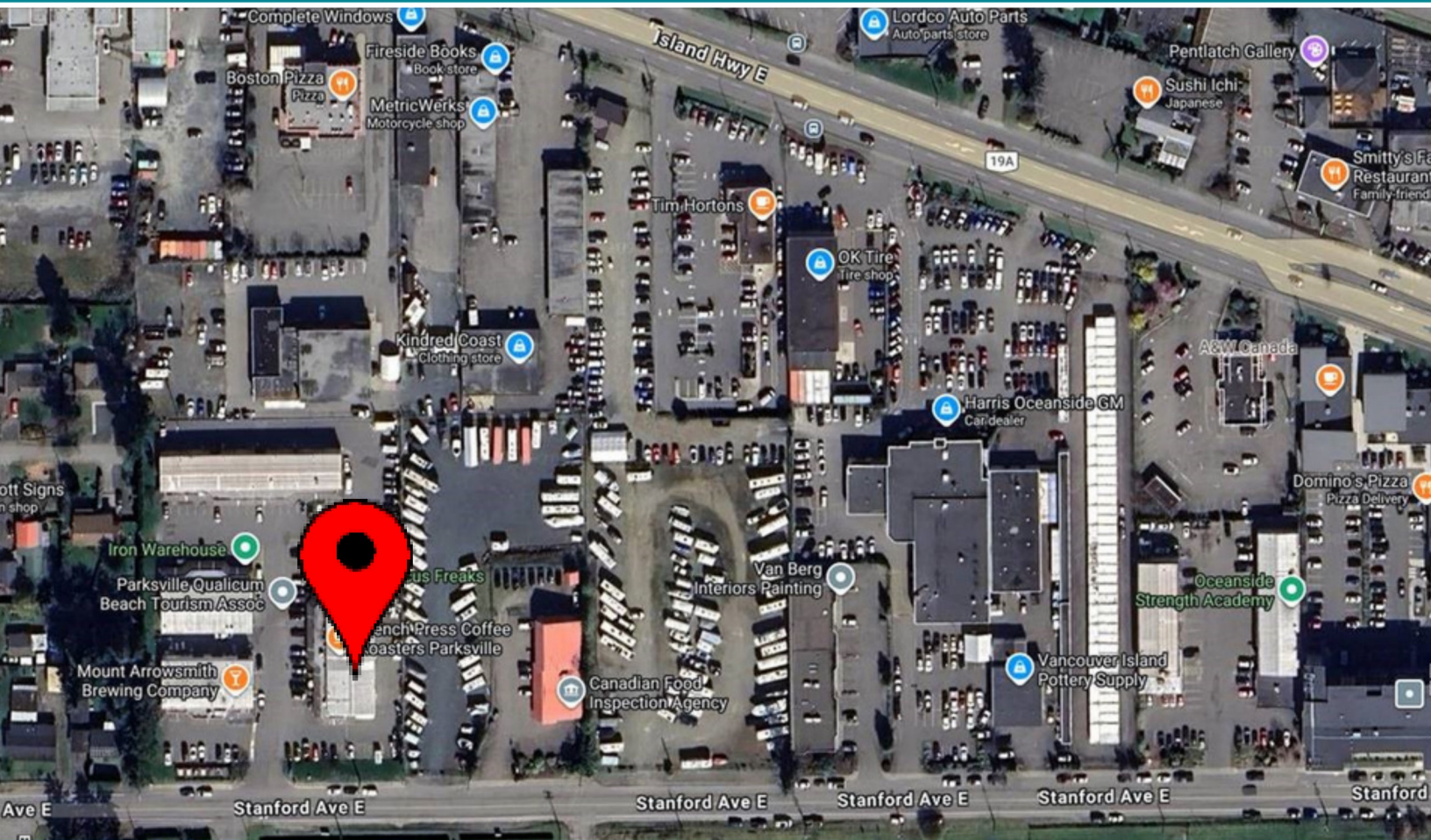
Floor Plan

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



Map

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