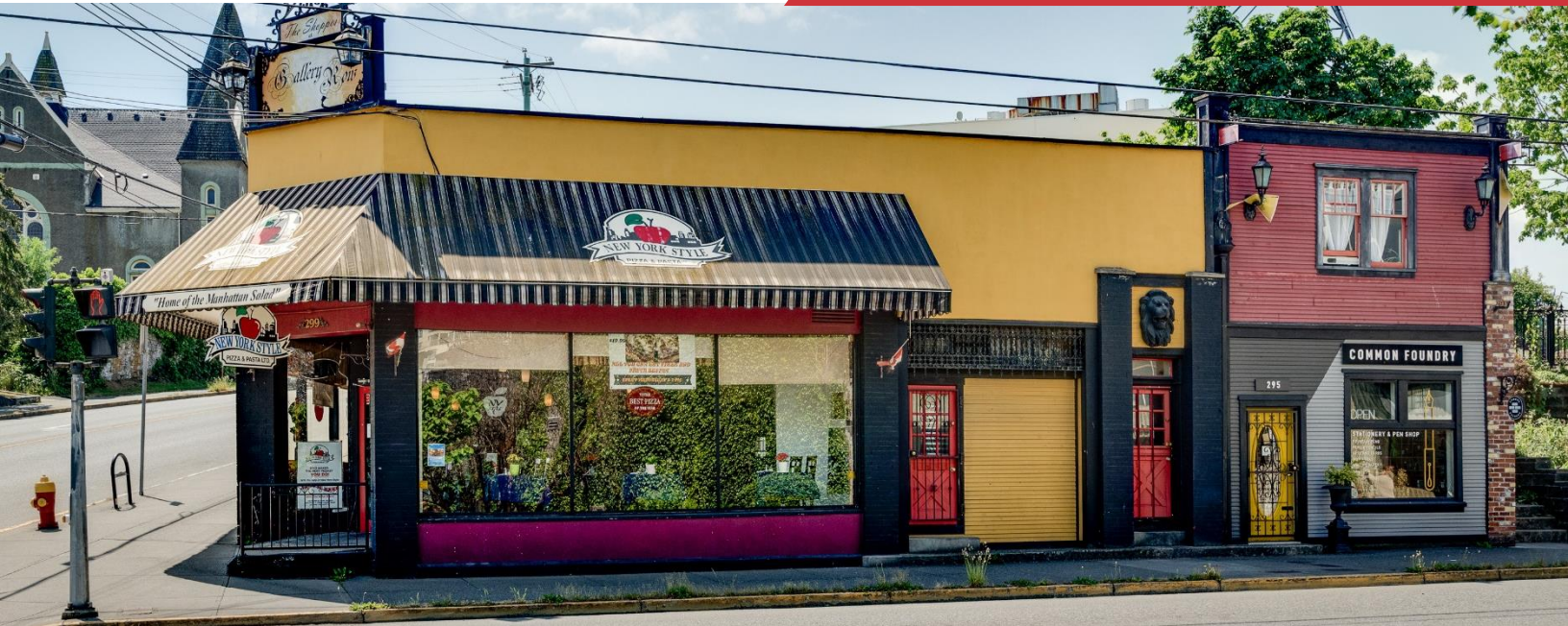




## 299 Wallace Street

Nanaimo, BC V9R 5B4

### Property Features

An opportunity to lease a 2,000 Sq Ft restaurant space with high visibility on the corner of Wallace Street and Fitzwilliam Street.

The location of the restaurant is within close proximity of the under-construction new multi tenanted units. This will include the Telus Living which will add 195 rental homes, and 340 Campbell Street which will add 163 residential units all within a short walk from the restaurant location.

This space comes with a commercial kitchen.



|            |             |
|------------|-------------|
| UNIT SIZE  | 2,000 Sq Ft |
| YEAR BUILT | 1935        |
| ZONE       | DT-2        |
| MLS        | 950096      |

\*Plus Additional Rent estimated at \$7.00 per sq ft (2023)

For more information contact:

**John Hankins**

+1 250 713 9830 • [jhankins@naicommercial.ca](mailto:jhankins@naicommercial.ca)

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# For Lease

299 Wallace St  
Nanaimo, BC



# For Lease

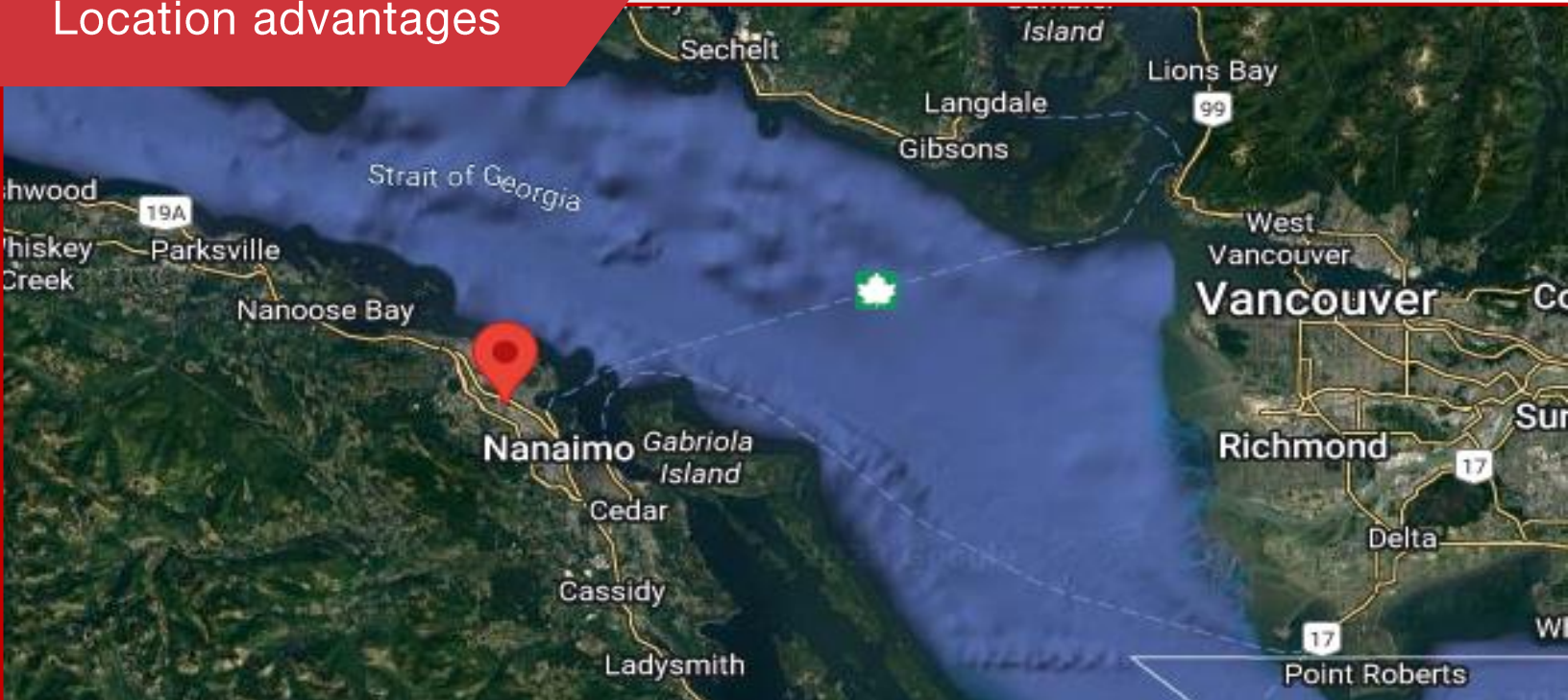
299 Wallace St  
Nanaimo, BC



# Vancouver Island

## British Columbia

### Location advantages



### Driving Distance to Major Cities from Property

|                |                                |
|----------------|--------------------------------|
| LADYSMITH, BC  | 23.2 kilometers                |
| PARKSVILLE, BC | 38.2 kilometers                |
| COURTENAY, BC  | 109 kilometers                 |
| VICTORIA, BC   | 111 kilometers                 |
| VANCOUVER, BC  | 81 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

299 Wallace St  
Nanaimo, BC

## Legal description and zoning

Zone: DT-2 (Fitzwilliam)

This zone provides for commercial and residential uses primarily through in-fill development that is compatible with areas with existing heritage character.

PID: 001-792-261

Lot 1, Block 32, Section 1, Nanaimo District, Plan 584

PID: 003-693-759

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

For more information contact:



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