PROMERITA

REALTY CORP

FOR LEASE :

111 TERMINAL AVE

NANAIMO, BC





111 TERMINAL AVE, NANAIMO, BC

Lot Size:	5,855 SF
Building Size:	2,640 SF
Construction:	Concrete Block
Mechanical:	
Hot water -	Domestic Tanks in each unit
Heat -	Forced Air
Air Conditioning -	HVAC – see roof pics
Power:	Separate power in each unit – see panel pics
Loading:	Double man doors at front and side of building easily accessed by parking area

**All measurements approximated and should be verified by tenant



Demising:

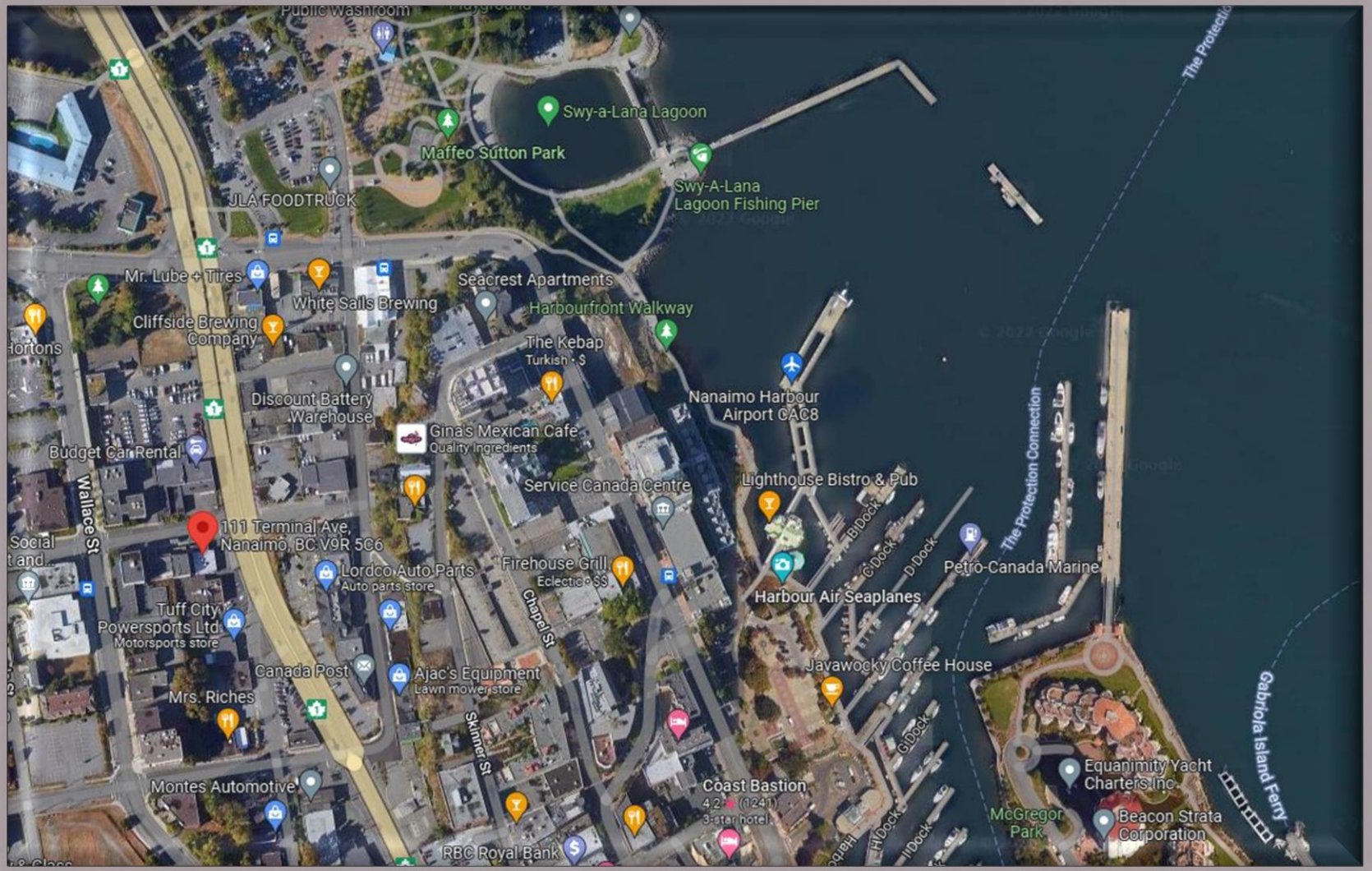
The building is demised into two retail units.

- **UNIT A** - The unit on the south side is approximately 1800 SF
- It has three washrooms, one of which is large enough to be coverted into a staff kitchen.
- It has a room the length of the unit at the back which could be converted to kitchen.
- It is plumbed and appears to have ample electrical (see pictures)

- **UNIT B** - unit on the north side is approximately 840 SF.
- It has one washroom with a shower
- It has multiple smaller rooms, could be used for office, vet clinic, or spa etc.
- Or take down some walls and open it up
- It appears to have ample power (see pictures)

- Landlord will consider leasing full building to one tenant, or split tenants between the two units.

GOOGLE MAP


Public Washroom
Swy-a-Lana Lagoon
Maffeo Sutton Park
Swy-A-Lana Lagoon Fishing Pier
JLA FOODTRUCK
Mr. Lube + Tires
White Sails Brewing
Seacrest Apartments
Harbourfront Walkway
Cliffside Brewing Company
The Kebap
Turkish · $
Discount Battery Warehouse
Nanaimo Harbour Airport CAC8
Gina's Mexican Cafe
Quality Ingredients
Budget Car Rental
Service Canada Centre
Lighthouse Bistro & Pub
Wallace St
111 Terminal Ave, Nanaimo, BC V9R 5C6
Lordco Auto Parts
Auto parts store
Firehouse Grill
Eclectic · $$
Chapel St
Petro-Canada Marine
Harbour Air Seaplanes
The Protection Connection
Tuff City Powersports Ltd
Motorsports store
Javawocky Coffee House
Canada Post
Ajac's Equipment
Lawn mower store
Mrs. Riches
Skinner St
Gabriola Island Ferry
Equanimity Yacht Charters Inc.
Montes Automotive
Coast Bastion
3-star hotel
McGregor Park
Beacon Strata Corporation
RBC Royal Bank

NANAIMO MARKET REPORT 2023

Western Investor's recent forecast for real estate in 2023 pegs Nanaimo in the top 5 best places to invest:
Multi-family land is now selling for $3 million an acre; there is huge expansion at Nanaimo's container port; major employers are recession-resistant: the hospital, medical services and universities – and there is a large influx of people from across Canada.

- Nanaimo has a population north of 100,000 and, according to the 2021 census, is among the fastest-growing cities in Canada, tied for third place with Kamloops, B.C.
- Of the record $319 million in building permit values through the first six months of 2022, residential projects account for $238 million.
- A recent project includes a hotel and about 700 homes planned for the northern edge of downtown Nanaimo on a seven-acre site near the Millstone River.
- A $100 million-dollar expansion of Nanaimo's container port led by DP World, a Dubai-based global leader in shipping and port logistics, will be a game-changer for the local economy. It is estimated the site's 30 acres will create about 1,000 new jobs.
- The Port Authority has industrial land for lease, but surrounding land is already in the hands of two major landholders: Harmac Pacific, which owns more than 1,250 acres at Duke Point that it purchased in 2008; and Seacliff Properties which bought 726 acres four years ago and is planning a massive mixed-use development.



700 + HOMES GOING RIGHT NEXTDOOR AT 1 TERMINAL AVE ….



Major development proposed at northern gateway to downtown Nanaimo

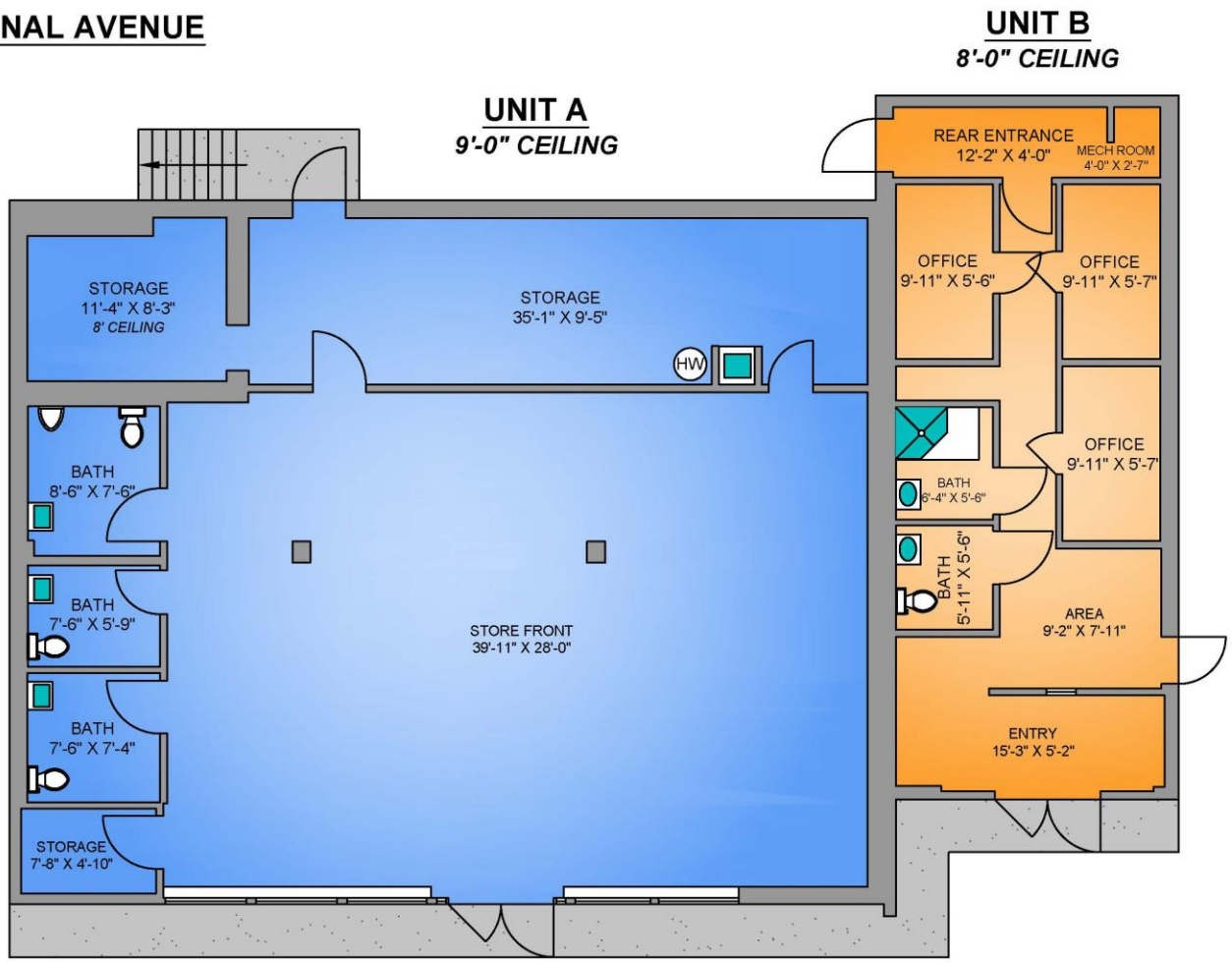
Carla Wilson
Sep 1, 2022 2:10 AM
Updated Sep 1, 2022 2:26 AM

An artist's rendering of the Nanaimo Millstone Riverfront Project at 1 Terminal Ave. in Nanaimo. D'AMBROSIO ARCHITECTURE

- (*Times Colonist*)…The site plan at 1 Terminal Ave includes a hotel, condo towers, and about 700 homes at the northern edge of downtown Nanaimo.
- The project, which has yet to go to public hearing, would replace the now-closed Howard Johnson hotel, some older buildings and a surface parking lot on a seven-acre site near the Millstone River.
- Riverfront improvements, a park and a public multi-use trail are among plans for the property.
- Nanaimo council gave second reading to the proposal in September 2022.
- Mayor Leonard Krog said the development would be "transformational" for the area.
- It's among several major developments that have come before council in recent months, illustrating the appetite for investment in Nanaimo, where there is a strong demand for housing.

FLOOR PLAN

111 TERMINAL AVENUE



NORTH

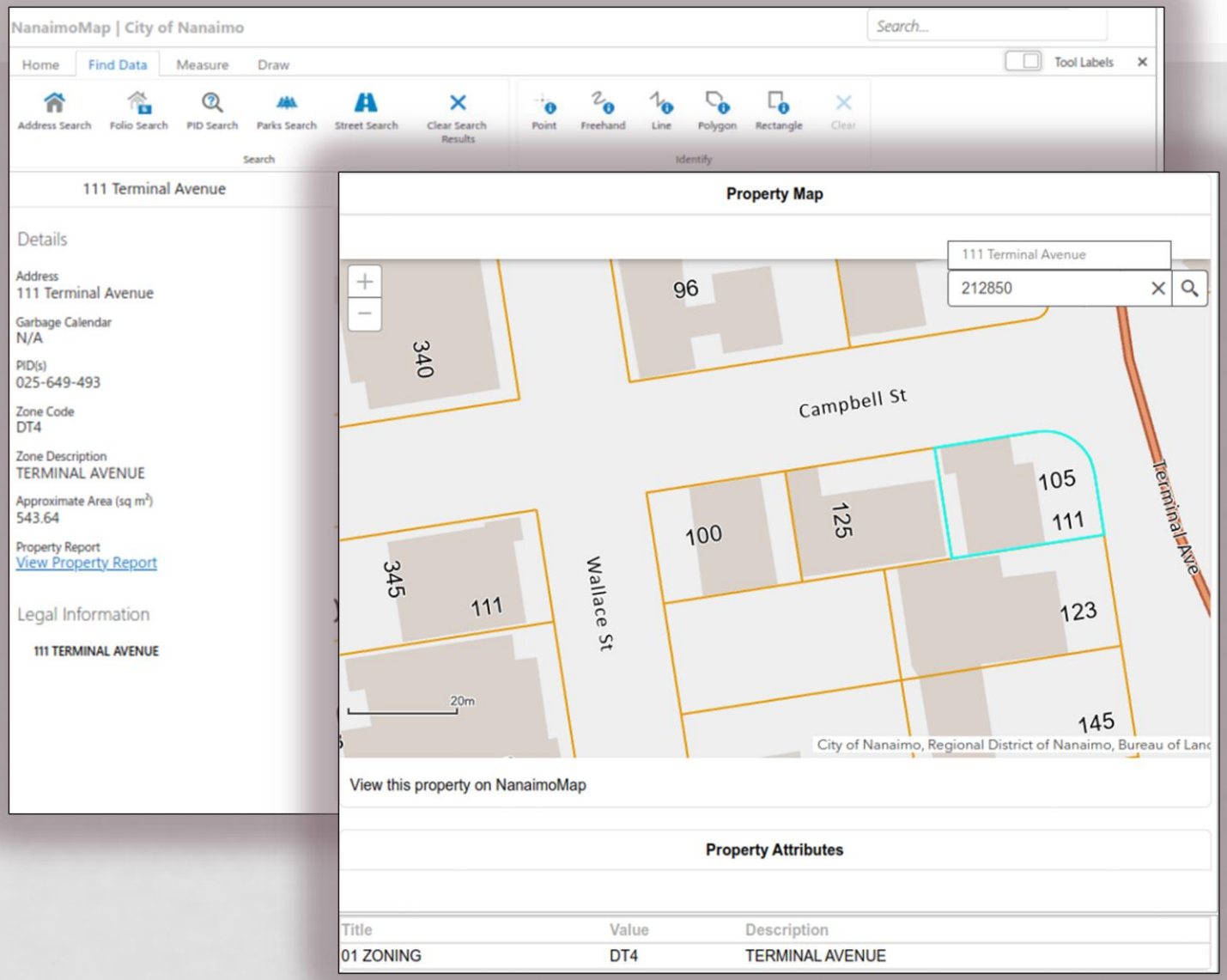
0' 5' 10'

SCALE

111 TERMINAL AVENUE JANUARY 3, 2022	FLOOR	AREA (SQ. FT.) FINISHED
Prepared by PROPER MEASURE™ MID ISLAND for the exclusive use of FRANCINE TRACEY. Gross bldg area calculated from exterior face of building. Rentable area calculated from inside of exterior walls and center line of demising walls using BOMA standards. This is not a legal survey and should not be used in place of one. Plans may not be 100% accurate, and are not intended to be used for construction purposes. Any critical measurements should be verified.	UNIT A	1854
	UNIT B	611
	TOTAL RENTABLE SQ. FT.	2465
	GROSS BUILDING SQ. FT.	2649

PROPER MEASURE™ & Media
10 YEAR
FLOOR PLANS | MATTERPORT 3D TOURS | PHOTOS | VIDEOS | AERIAL

CITY OF NANAIMO PROPERTY REPORT



LAND USE DETAILS (DT 4 COMMERCIAL)

11.2 PERMITTED USES

11.2.1 The uses listed in the following corresponding zone as per the

Use	DT1	DT2	DT3	DT4
Arcade	--	--	--	--
Artist Studio	P	P	P	P
Assembly Hall	P	P	P	P
Auto Part Sales	--	--	--	P
Auto Repair	--	--	--	P
Auto Sales and Rental	--	--	P	P
Boat and Equipment Sales	--	SS	--	--
Bingo Hall	--	P	P	P
Cannabis Retail Store	SS	--	--	SS
Casino	--	--	--	--
Club or Lodge	P	P	P	P
Commercial School	P	P	P	P
Convention Centre	P	P	P	P
Court of Law	P	P	P	P
Cultural Facility	P	P	P	P
Custom Workshop	--	--	--	SS
Daycare	P	P	P	P
Electric Vehicle Charge Station	P	P	P	P
Emergency Shelter	--	--	--	P
Entertainment Use	P	--	--	P
Fast Food Restaurant	--	--	SS	SS
Financial Institution	P	P	P	P
Funeral Parlour	P	P	P	P
Gas Station	--	--	--	SS
Hotel	P	P	P	P
Internet Centre	P	P	P	P

Use	DT1	DT2	DT3	DT4
Laboratory	P	--	P	P
Laundromat	P	P	P	P
Library	P	P	P	P
Liquor Store	--	--	SS	--
Live / Work	P	P	P	P
Lounge	P	P	P	P
Micro Brewery	P	P	--	P
Multiple Family Dwelling	P	P	P	P
Museum	P	P	--	P
Neighbour-Hood Pub	P	P	P	P
Office	P	P	P	P
Parking Lot / Parkade	P	P	P	P
Pawn Shop	P	P	P	P
Personal Care Facility	P	P	P	P
Personal Service Use	P	P	P	P
Pharmacy	P	P	P	P
Printing and Publishing Facility	P	P	P	P
Production Studio	P	--	P	P
Public Market	P	P	P	P
Recreation Facility	P	P	P	P
Refund Container Recycling Depot	--	--	--	P
Repair Shop	--	P	--	P
Religious Institution	P	P	P	P

Use	Zones												Conditions of Use
	DT1	DT2	DT3	DT4	DT5	DT6	DT7	DT8	DT9	DT10	DT11	DT12	
Restaurant	P	P	P	P	P	P	P	P	P	P	P	P	
Retail	P	P	P	P	P	P	P	P	P	--	P	P	
Rooming House	--	P	P	P	P	P	P	P	P	P	P	P	
Shopping Centre	--	--	--	--	--	P	--	--	P	--	--	P	
Single Residential Dwelling	--	P	P	--	P	--	P	P	P	P	P	P	
Sign Shop	--	--	--	P	--	--	--	--	--	--	--	--	
Social Service Resource Centre	P	P	P	P	P	P	P	P	--	--	--	P	
Teletheatre Outlet	P	P	--	--	--	P	--	--	--	--	--	--	Must be contained within a Lounge, Casino or Neighbourhood Pub.
Theatre	P	P	--	P	P	P	--	P	P	--	--	P	
Transportation Terminal	P	P	--	P	--	P	--	--	--	--	--	P	
University, College, Technical School	P	P	P	P	P	P	P	--	--	--	--	--	
Veterinary Clinic	P	P	P	P	P	P	P	P	P	--	--	P	
Wholesale	--	--	P	P	--	P	--	--	--	--	--	P	Use shall be wholly enclosed within a building.

(4500.041; 2013-AUG-12) (4500.073; 2015-MAR-16) (4500.152; 2019-SEP-09) (4500.144; 2019-SEP-16) (4500.132; 2019-OCT-21) (4500.158; 2019-DEC-02) (4500.161; 2019-DEC-02) (4500.141; 2020-AUG-31)

P = Permitted Use
SS = Permitted as a Site Specific Use
-- = Use Not Permitted Within Specified Zone

11.2.2 Notwithstanding Subsection 11.2.1, commercial uses are only permitted within the first storey of a building within the DT8 Zone.

PHOTOS





PHOTOS







PHOTOS – INTERIOR







INTERIOR

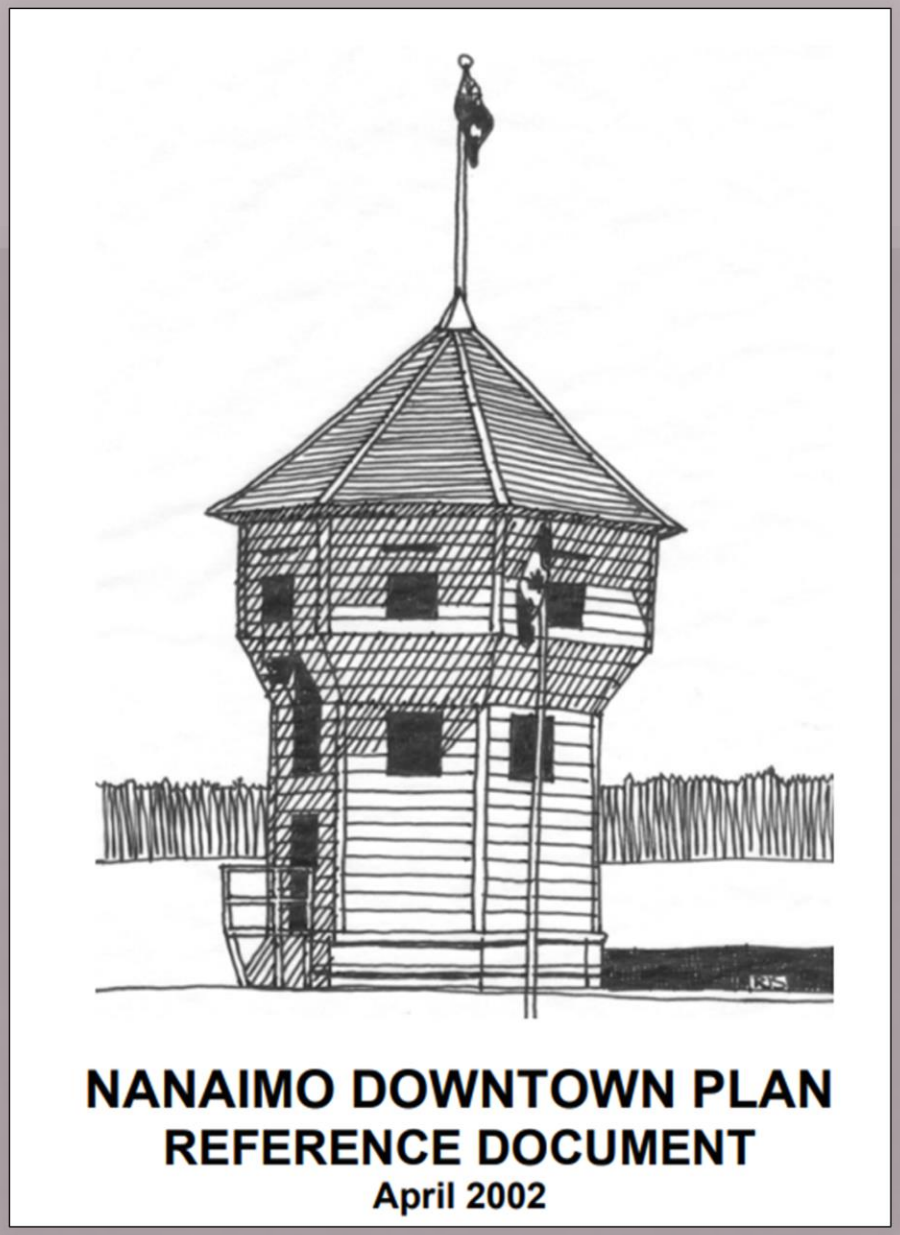








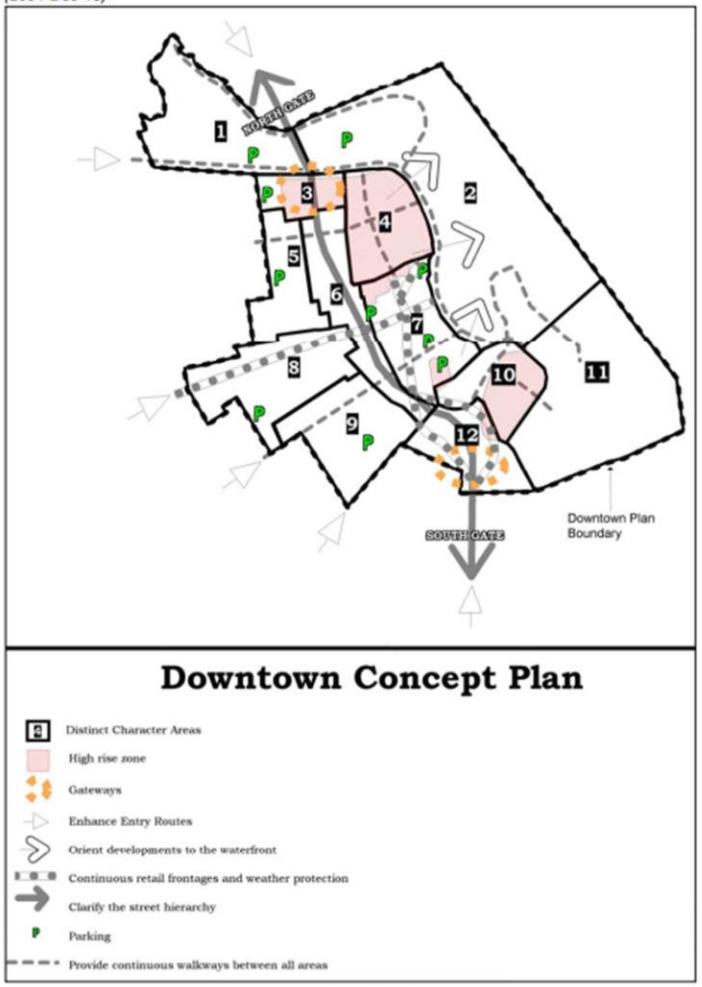
NANAIMO COMMUNITY PLAN



SECTION 6 TERMINAL PARKWAY

3.2 The New Concept Plan

(2004-Dec-13)



4.9.6 Terminal Parkway

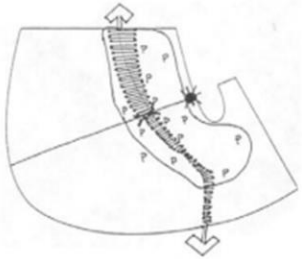


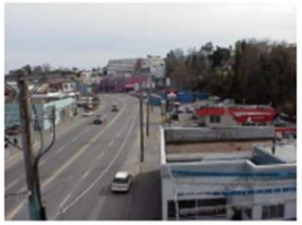
Terminal Avenue once functioned as the main north-south Vancouver Island Highway. Today it is still primarily a traffic artery lined with auto oriented uses. It is not an attractive environment despite its interesting ravine-like form. However, there is considerable potential to convert the area into an attractive place given strong direction to minimize the impact of traffic, greatly improve the physical and visual environment, and encourage new mixed use developments. This requires a bold step. A major tree planting program on public and private properties would go a long way to creating this new environment. New uses could then be encouraged along with sidewalk improvements for the benefit of pedestrians, as well as helping to manage traffic movements and access to individual properties. Integrated into the new design would be the walkways and bridges linking the Old City with Downtown. This requires the development of a design plan and an implementation strategy.

Action

Terminal as Greenway

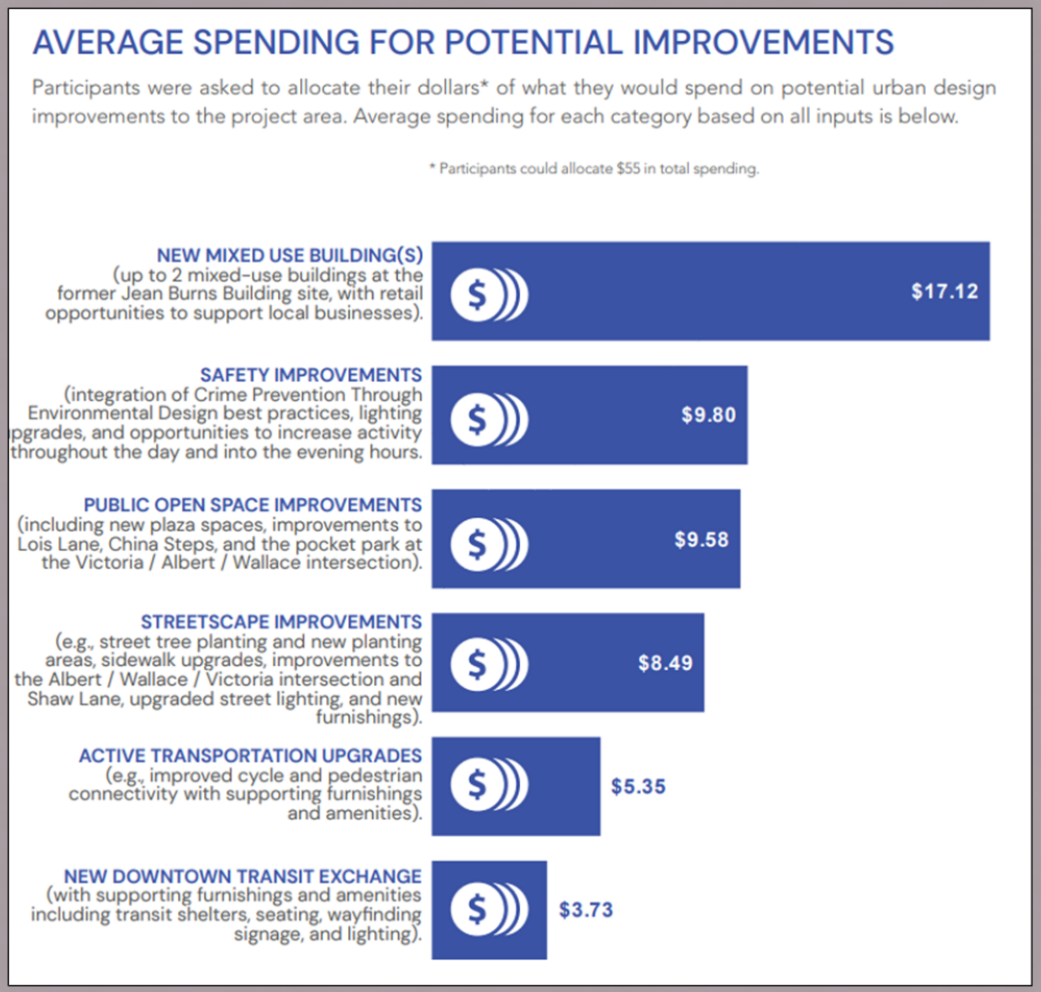
Action 1 Prepare a design plan and implementation strategy to convert Terminal Avenue into an attractive urban greenway environment and encourage medium rise, terraced and mixed use developments along its edges.





TERMINAL AVE UPGRADES

- The Terminal Avenue and Commercial Street intersection (about 4 blocks south of subject property), is the heart of Downtown Nanaimo and the gateway to Nanaimo City.
- Through the years, the community has emphasized the importance of creating a great space in this location that sets the tone for experiencing our Downtown.
- In connection with the ongoing Terminal Avenue Upgrades project, the City of Nanaimo is considering options for public open space improvements and concepts for a downtown transit exchange at the 500-block of Terminal Avenue, between Esplanade and Commercial Street.
- Proposed upgrades include new plaza and park spaces, improved cycle and pedestrian connections, and streetscape upgrades. Improvements are envisioned to create a vibrant, thriving transit-oriented destination in downtown Nanaimo dubbed the 'HubTransit Exchange Concepts
- The City has acquired land at the 500-block of Terminal Ave. for redevelopment purposes. The land has potential to create a transit-focused hub. To that end, three transit exchange concepts have been developed to foster discussion about a proposed exchange to be located on the west side of Terminal Avenue between Esplanade and Commercial Street.
- The concepts differ by bus access routes, potential changes to Commercial Street between Terminal Avenue and the Victoria / Albert / Wallace Intersection, and public open space improvement areas.
- LEARN MORE: THE HUB



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