

# COMMERCIAL LISTING.

4146 & 4156 Departure Bay Rd, Nanaimo, BC



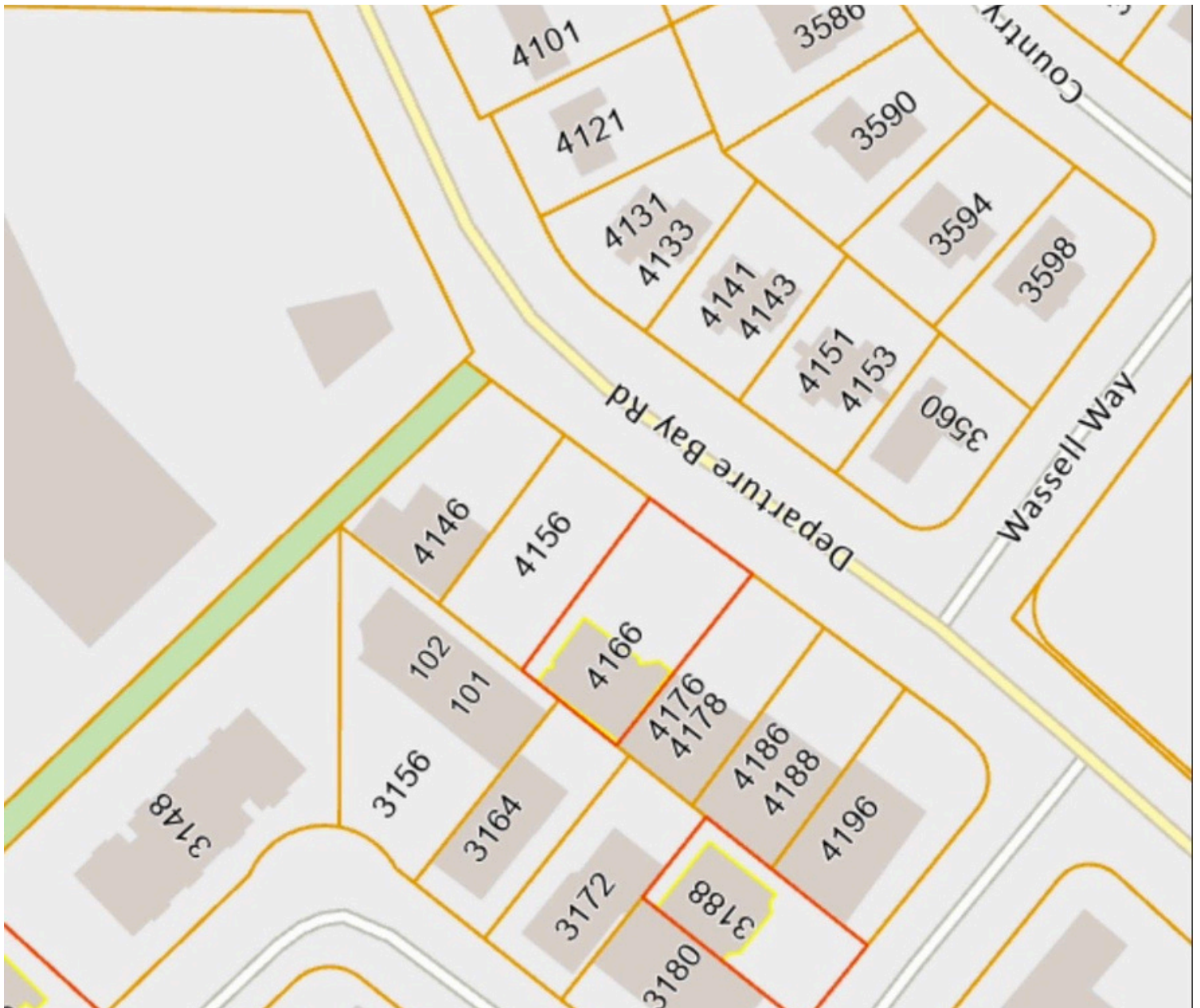
**\$1,650,000 - Two Parcels Totalling 16,991 Sqft or 0.39 Acre**



Layzell Dreger & Associates  
#201-5220 Dublin Way  
Nanaimo, BC V9T 0H2  
(250) 585-2601



**Cody Dreger**  
Personal Real Estate Corporation



## DESCRIPTION:

Welcome to 4146 & 4156 Departure Bay Road in Nanaimo, BC! These two parcels totalling 16,991 Sqft are zoned COR2 which allows for mixed use, street-oriented development along urban arterials and major collector roads. The two properties are currently leased with a revenue of \$5405 per month (4146) and \$500 per month (4156) for a total revenue of \$5905.

- **4146 Departure Bay Road:**  
8524 Sqft Property  
Zoned COR2  
2024 Assessed Value: \$1,323,000
- **4156 Departure Bay Road:**  
8467 Sqft Property  
Zoned COR2  
2024 Assessed Value: \$610,000

**Both properties offered at \$1,650,000 - \$283K under Assessed Value!**



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<b>Mixed Use Corridor</b>	<b>COR2</b>	This zone provides for mixed use, street-oriented development along urban arterials and major collector roads.
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## 9.2. PERMITTED USES

9.2.1 The uses listed in the following table shall be permitted where indicated with a 'P' within each zone, subject to the conditions of use specified:

Use	Zones			Conditions of Use
	COR1*	COR2	COR3	
Artists Studio	P	P	P	
Automobile Sales and Rental	--	SS	SS	
Assembly Hall	P	P	P	
Boarding and Lodging	P	P	P	Maximum of two sleeping units and shall not accommodate more than two persons.
Bingo Hall	--	P	P	
Cannabis Retail Store	--	--	SS	
Club or Lodge	--	P	P	
Commercial School	--	P	P	
Custom Workshop	--	--	P	Use shall be wholly contained within a building and shall not exceed 500m <sup>2</sup> in Gross Floor Area.
Daycare	P	P	P	
Electric Vehicle Charge Station	P	P	P	
Fast Food Restaurant	--	--	SS	
Financial Institution	--	P	P	Drive-thru bank terminals shall not be permitted.
Furniture and Appliance Sales	--	P	P	
Gas Station	SS	SS	SS	
Hotel	P	P	P	
Laundromat	--	P	P	
Library	--	P	P	



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Use	Zones			Conditions of Use
	COR1*	COR2	COR3	
Liquor Store	SS	SS	SS	
Live/Work	P	P	P	
Multiple Family Dwelling	P	P	P	
Museum	--	P	P	
Neighbourhood Pub	--	P	P	
Office	P	P	P	Within the COR1 zone, office use shall not exceed a Gross Floor Area of 1000m <sup>2</sup> , and where the property is mixed use, the office must be located on the ground floor. Within the COR2 zone, no more than 500m <sup>2</sup> of office space shall be permitted on the ground floor.
Pawn Shop	--	--	P	No pawn shop shall be permitted within a 300m radius of another pawn shop.
Personal Care Facility	P	P	P	
Pet Day Care	--	--	P	
Printing and Publishing Facility	--	P	P	
Production Studio	--	P	P	
Recreational Facility	--	P	P	
Religious Institution	P	P	P	
Repair Shop	--	--	P	Use shall wholly be contained within a building.
Restaurant	--	P	P	
Retail	--	P	P	An individual retail use shall not exceed a Gross Floor Area of 750m <sup>2</sup> , unless that use is a Grocery Store, in which case the use shall not exceed 2,500m <sup>2</sup> .
Seniors Congregate Housing	P	P	P	
Single Residential Dwelling	P	P	P	
Sign Shop	--	--	P	
Social Service Resource Centre	--	P	P	
Student Housing	SS	SS	--	Where a student housing use exists on a lot, such use shall require a housing agreement.
Theatre	--	P	P	
University, College, Technical School	--	P	P	
Veterinary Clinic	--	P	P	
Warehouse (retail)	--	--	SS	

(4500.036; 2013-APR-22) (4500.053; 2013-DEC-16) (4500.095; 2017-JUN-19) (4500.158; 2019-DEC-02)  
(4500.135; 2020-JUL-20) (4500.223; 2024-JUN-17)

\* Interim Corridor Area lands subject to Subsection 9.8.1.  
P = Permitted Use  
SS = Permitted as a Site Specific Use, see Section 9.2.3  
-- = Use Not Permitted within Specified Zone



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