



## 149 Wallace Street Nanaimo British Columbia

\$1,200,000

EXCELLENT DOWNTOWN LOCATION, THIS CONVERTED CHARACTER HOME IS LOCATED IN THE HEART OF DOWNTOWN NEXT TO GOVERNMENT AND COOPERATE OFFICE BUILDINGS AND ADJACENT TO NEW MULTI-FAMILY DEVELOPMENT IN THE AREA. FORMALLY USED AS A LAWYERS OFFICE AND ADMINISTRATION, THIS BUILDING IS IDEALY SUITED AND SETUP FOR OFFICE AND MEDICAL SERVICE OR GOVERNMENT USE IN A GROWING AND DEMANDED AREA OF THE CITY. THE BUILDING FEATURES A MAIN LEVEL ENTRANCE WITH SEPARATE ACCESS OFF WALLACE STREET AND THE REAR ST, RICHARDS STREET WITH 7 ON-SITE PARKING STALLS. THE 2ND FLOOR OFFICE SPACE IS ACCESSIBLE FROM THE SEPARATE REAR STAIRCASE ENTRANCE OFF RICHARDS ST THERE ARE 2 SEPARATE METERS AT THE BUILDING ALLOWING FOR 2 SEPARATE OFFICES OR COMBINED SPACES, AND 2 SEPARATE HEATING SYSTEMS. THE FULL BASEMENT HAS BOTH MAIN FLOOR ACCESS AND SEPARATE OUTSIDE ACCESS, IDEAL FOR STORAGE. (id:6769)

Listing Presented By:



Originally Listed by:  
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