



## 110 Nicol St Nanaimo BC

\$759,900

Commercial opportunity in downtown location with DT12 zoning, dual road frontages, and unbeatable exposure to over 45,000 vehicles per day. Situated on a fully fenced 10,586 sq ft lot with ample on-site parking, the property features a prominent backlit pylon sign and new overhead lighting to maximize visibility. The 1,600 sq ft building is equipped with two drive-in bays, a bright showroom/reception area, private office, washroom, 200-amp electrical service, 4-point hoist, swivel boom, and compressor. Heating is provided by a gas furnace for both the showroom and shop, along with electric heat for added efficiency. This well-equipped site offers excellent potential for a service-based businesses, with future development opportunities thanks to its flexible zoning and strategic proximity to downtown amenities, ferry terminals, Helijet, seaplane terminal, and shopping. A rare and versatile investment in the heart of the city. Measurements are approx.

Listing Presented By:



Originally Listed by:  
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