



4800 Island Hwy 21 Nanaimo BC

\$459,000

This well-maintained 2nd level unit offers 1,211 sq. ft. of space in the highly sought-after Waterdown Quay Commercial Section. The bright reception area create an inviting entrance for clients, while up to five separate office/client rooms, each featuring skylights, offer a flexible layout that can accommodate various business needs. Some of these rooms could be repurposed for storage, adding to the unit's adaptability. The kitchenette area with a sink & cupboard space is perfect for staff breaks, & the 3-piece washroom with a shower adds convenience. Zoned as Corridor (COR-3), this space is suitable for a variety of uses, though any changes would require approval from the Strata Council. The Future Use Designation as a Mixed Use Corridor highlights the potential for growth, focusing on connections between urban centres & neighborhoods. Located close to major amenities, this unit offers an excellent opportunity for businesses looking to establish a presence in a vibrant area. Plus GST

Listing Presented By:



Originally Listed by:
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