

PROJECT RECONCILIATION:

CIVIC ADDRESS LEGAL DESCRIPTION	260 STEWART AVE. NANAIMO BC LOT 36, BLOCK 5, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584		
LOT AREA	GROSS	809 sq. ft.	8,705.27 sq. ft.
DEDICATIONS	TO BE CONFINED	809 sq. ft.	8,705.27 sq. ft.
ZONING	CURRENT PROPOSED	R8 CD BASED ON R8	MEDIUM DENSITY RESIDENTIAL 34 UNITS APARTMENTS
SITE COVERAGE	ALLOWED PROPOSED	40% 55%	
SETBACKS			PROVIDED REQUIRED
	NORTH		3.10 ML 3.00 ML
	SOUTH		2.67 ML 3.00 ML
	EAST		3.22 ML 3.00 ML
	WEST		2.22 ML 3.00 ML
HEIGHT			16M 14M
STOREYS		4 STOREY - PARKADE	

PARKING			REQUIRED	PROVIDED
RESIDENTIAL		(34 UNITS)	34	34
			34	34 SPACES

LAND-USE/COVER AREA				
LAND-USE	PROVIDED	REQUIRED	TOTAL AVAILABLE	TOTAL REQUIRED
LAND-USE	84	84	400	400
LAND-USE	84	84	400	400
LAND-USE	84	84	400	400
LAND-USE	84	84	400	400
LAND-USE	84	84	400	400
LAND-USE	84	84	400	400
LAND-USE	84	84	400	400
LAND-USE	84	84	400	400
LAND-USE	84	84	400	400

BUILDING AREA				
BUILDING AREA	PROVIDED	REQUIRED	TOTAL AVAILABLE	TOTAL REQUIRED
BUILDING AREA	84	84	400	400
BUILDING AREA	84	84	400	400
BUILDING AREA	84	84	400	400
BUILDING AREA	84	84	400	400
BUILDING AREA	84	84	400	400
BUILDING AREA	84	84	400	400
BUILDING AREA	84	84	400	400
BUILDING AREA	84	84	400	400
BUILDING AREA	84	84	400	400

F.R.				
F.R.	PROVIDED	REQUIRED	TOTAL AVAILABLE	TOTAL REQUIRED
F.R.	84	84	400	400
F.R.	84	84	400	400
F.R.	84	84	400	400
F.R.	84	84	400	400
F.R.	84	84	400	400
F.R.	84	84	400	400
F.R.	84	84	400	400
F.R.	84	84	400	400
F.R.	84	84	400	400

# 34-UNIT MULTI RESIDENTIAL APARTMENTS AT 260 STEWART AVENUE NANAIMO, BC.



1 KEY PLAN

MLSS953340

## 260 Stewart Ave Nanaimo BC

\$1,749,000

Multifamily Site Alert: R8 Multifamily zoned property with a beautiful rancher one block to Nanaimo's renowned seawall with a water view, currently rented for \$2500+utilities to wonderful tenants. Close to Departure bay ferry terminal, bus route, shopping centre, all levels of schools, parks, highways. This property comes with plans of 30+ units 1 & 2 bedroom units with beautiful ocean views. Seller is in process of applying for the permits (closing negotiable upon DP or BP). Currently 2 bedrooms+ Den, 1 bathroom, spacious living room with a wood burning fireplace, wonderful floor plan. The house is in exceptional shape. Lots to love in this house including the in-laid character wood flooring, lighting + detailing huge courtyard type doors to verandah. The front and backyards feature several mature trees and bushes. Seller open to offers. All measurements are approximate and should be verified if important. Also under MLS

Listing Presented By:



Originally Listed by:  
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Royal

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