



PROPOSED DEVELOPMENT

MLS®996515

450B Irwin St Nanaimo BC

\$399,000

Approved Development Opportunity 10 residential + 2 Commercial Units. Located in vibrant South Nanaimo, 450 & 460 Irwin Street offer a rare and ready-to-go development opportunity. Centrally positioned within walking distance to the scenic seawall and convenient shopping, this property combines an excellent location with an already-approved vision for the future. The project has a Development Permit approved by the City of Nanaimo for two multi-family buildings, each thoughtfully designed with five residential units + one CRU. Building A and Building B are mirror images, and the floor plans are up to 1000 sq/ft. The innovative design ensures appropriate parking for residents and supports much-needed "missing middle" housing -- a critical type of housing that bridges the gap between single-family homes and larger apartment complexes. This is a prime opportunity to step into a project that aligns with Nanaimo's growing demand for diverse, attainable housing. Measurements approximate to be verified.

Listing Presented By:



Originally Listed by:
RE/MAX Professionals

kelly@thepropertygirl.com



RE/MAX Ocean Pacific Realty

2230A Cliffe Ave., Courtenay, BC,
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca