



PROJECT RECONCILIATION:

34-UNIT  
MULTI RESIDENTIAL  
APARTMENTS  
AT 260 STEWART AVENUE  
NANAIMO, B.C.

CIVIC ADDRESS:	260 STEWART AVE. NANAIMO BC		
LEGAL DESCRIPTION	LOT 36, BLOCK 6, HEWCASTLE TOWNSITE, SECTION 11, NANAIMO DISTRICT, PLAN 584		
LOT AREA			
DEDICATIONS	CROSS TO BE CONFIRMED	809 sq. ft. - 3 sq. ft.	8,705.27 sq. ft.
	MIT	809 sq. ft.	8,705.25 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 M. 3.60 M.
	SOUTH		2.07 M. 3.60 M.
	EAST		3.22 M. 12.50 M.
	WEST		2.29 M. 6.00 M.
HEIGHT			16M      14M
STOREYS		4 STOREY + PARKADE	

PARKING			
RESIDENTIAL		34 UNITS	PROVIDED 34
			34 = 34 UNITS

34-DWELLING BLOCK AREA			
NO. OF UNITS	TYPE	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1	2 BR	430	430
1	3 BR	505	935
1	4 BR	565	1,500
1	5 BR	565	2,065
1	6 BR	565	2,630
1	7 BR	565	3,195
1	8 BR	565	3,760
1	9 BR	565	4,325
1	10 BR	565	4,890
1	11 BR	565	5,455
1	12 BR	565	6,020
1	13 BR	565	6,585
1	14 BR	565	7,150
1	15 BR	565	7,715
1	16 BR	565	8,280
1	17 BR	565	8,845
1	18 BR	565	9,410
1	19 BR	565	9,975
1	20 BR	565	10,540
1	21 BR	565	11,105
1	22 BR	565	11,670
1	23 BR	565	12,235
1	24 BR	565	12,800
1	25 BR	565	13,365
1	26 BR	565	13,930
1	27 BR	565	14,495
1	28 BR	565	15,060
1	29 BR	565	15,625
1	30 BR	565	16,190
1	31 BR	565	16,755
1	32 BR	565	17,320
1	33 BR	565	17,885
1	34 BR	565	18,450

BLOCK AREA FOR F.A.R.			
NO. OF UNITS	TYPE	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1	2 BR	430	430
1	3 BR	505	935
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1 KEY PLAN

MLS®953182

# 260 Stewart Avenue Nanaimo British Columbia

\$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 can be negotiated post DP/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 verendah. The front and backyards feature several mature trees and bushes. All measurements are approximate and should be verified if important. Also MLS (id:6769)

- Bathroom 4-Piece
- Primary Bedroom 10'4 x 9'8
- Bedroom 11'2 x 10'4
- Living room 23'4 x 12'7

- Entrance 10'10 x 4'11
- Bedroom 11'2 x 6'11
- Laundry room 6'9 x 3'1
- Kitchen 12'1 x 11'10

Listing Presented By:



Originally Listed by:  
Sutton Group-West Coast Realty  
(Nan)



Royal

LePage Kelowna

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