



## 451 Albert Street Nanaimo British Columbia

\$949,000

Prime investment opportunity in downtown Nanaimo! This commercial building & property is a gem to be discovered & features 2 stories encompassing approx 7,600 sq.ft, on a 11160 sq.ft lot, ample space for various ventures. With DT8 zoning, numerous usage options are available, including retail, restaurant, warehousing/storage, printing/publishing, pawn shop, second hand store, thrift shop, dollar store, & more. The potential for profit & a good cap rate is endless. Well-constructed & vacant for immediate possession, The building has a gas forced air heating system, 3 bathrooms, front & rear paved parking with loading dock. Separate hydro room with multiple power meters & 3-phase power. Perfect building for your growing business. Level street access on main floor, with decent traffic count. Just blocks to downtown & close to BC Ferries, Sea Plane, Hullo ferry & Heli Jet terminal servicing Vancouver. Plenty of parking front/back/street. Don't miss out to enhance your investment portfolio. (id:6769)

Listing Presented By:



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

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