



2,952 sq ft Commercial Space

1-6430 Hammond Bay Road, Nanaimo, BC

Offered for Lease

\$18.00 sq ft

plus \$5.25 sq ft OET (Est.)

Conveniently located at the corner of Hammond Bay Road and the Island Highway is this 2,952 sq ft commercial unit featuring a reception area and three service bays accessed by over height bay doors.

This strategically located site offers unparalleled exposure to over 40,000 vehicles per day.

The proximity of this property to both the Inland Island Highway and the Old Island Highway provides exceptional access and visibility. The property is also centrally located close to all north-end amenities such as Woodgrove Centre, the largest shopping centre on Vancouver Island and Costco.

Zoned CC-4 Woodgrove Urban Centre, under new Zoning Bylaw 4500, this zone provides for a regional commercial centre with a focus on intensive retail and service uses. Some uses include, but are not limited to: auto repair, commercial school, cultural facility, garden centre, laundromat and wholesale. Please refer to the City of Nanaimo By-Laws for all permitted uses.

Contact:

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