

FOR SALE: FLEXIBLE STAND-ALONE HIGH EXPOSURE BUILDING

25 CAVAN ST., NANAIMO.



**JOHN
MACDONALD**

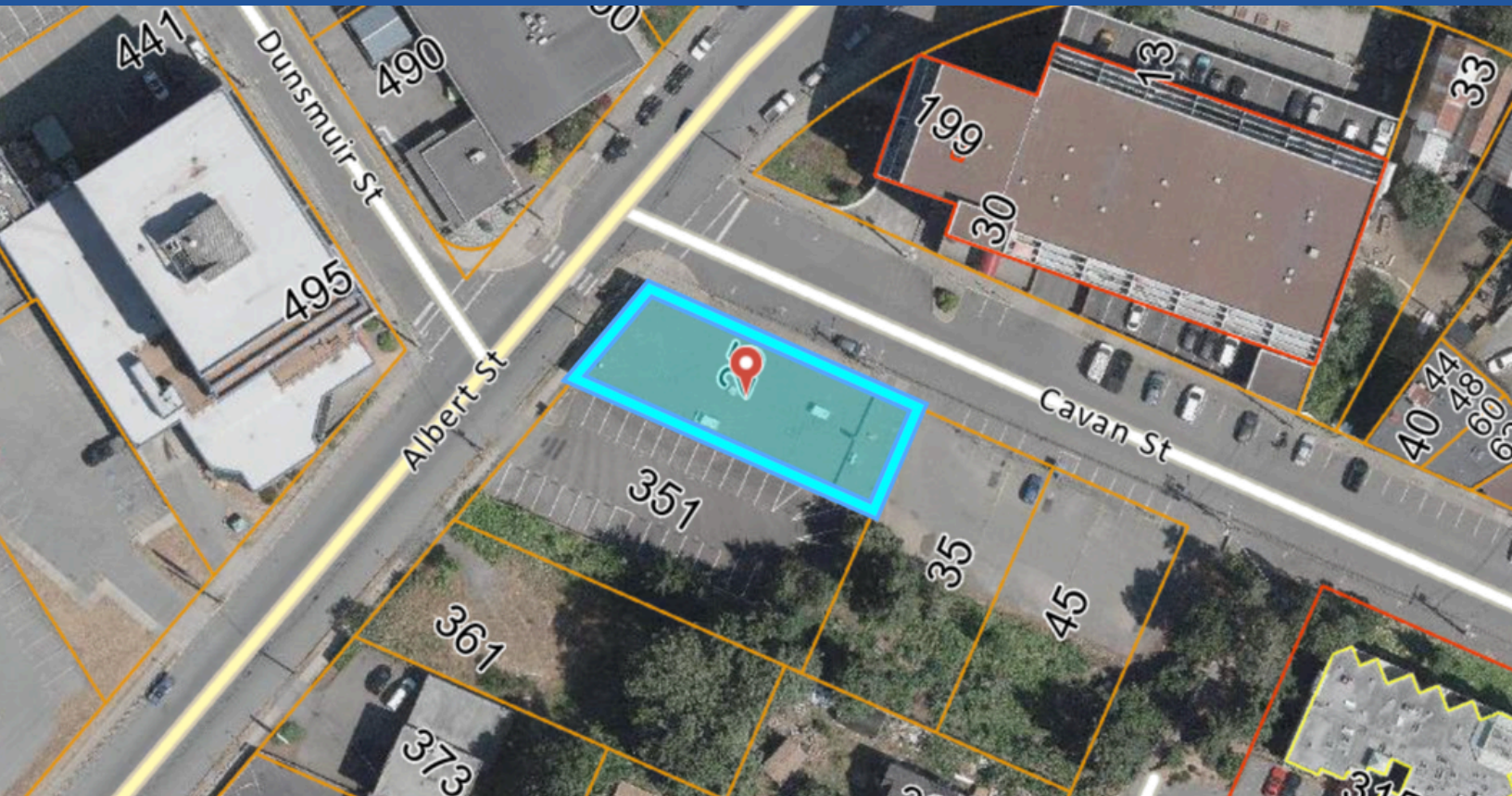
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PRICE \$1,795,000

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ADDRESS: 25 CAVAN ST, NANAIMO

LEGAL DESCRIPTION: LOT A, PLAN

VIP62150, SECTION 1, NANAIMO LAND

DISTRICT

ZONING: DT9 (OLD CITY CENTRAL)

PID: 023-219-327

LAND SIZE: 7007 SQFT SF

LEASABLE AREA: 6,549 SF

ASSESSED VALUE (2025): \$1,091,000

PROPERTY TAXES (2024): \$18,397

MUNICIPALITY: NANAIMO

VACANT: JUNE, 2026

Located on the high-profile corner of Cavan Street and Albert Street, this $\pm 6,549$ SF standalone building provides a rare opportunity to secure a central, highly visible location with immediate usability and long-term upside. The existing improvements include a functional mix of private offices, open work areas, meeting rooms, and reception—well suited for professional firms, medical or wellness users, education providers, and customer-facing businesses.

Zoned DT9 (Old City Central), the property supports a broad range of permitted uses including: Office and professional use, retail, personal and medical service, community services, daycare, educational facilities, among many others.

Originally constructed in 1949 by the Provincial Government, the building showcases distinctive Streamline Moderne architecture and carries heritage designation—offering a unique combination of character, presence, and long-term positioning within Nanaimo's revitalizing downtown core.

Key Highlights:

- Vacant possession June 2026 – ideal for owner-occupiers
- $\pm 6,549$ SF building on $\pm 7,007$ SF lot
- Prominent corner exposure with strong street presence
- Functional improvements suitable for immediate use
- Broad DT9 zoning supporting multiple business types
- Potential for mixed-use or live/work configuration
- Walkable downtown location near waterfront and transit

This is a rare opportunity to secure a standalone downtown building that not only accommodates your business today, but adapts with it into the future.



