460 COMMERCIAL

#203 – 6545 Portsmouth Rd
Nanaimo, BC

OPPORTUNITY

Located in the prestigious Portsmouth Professional Centre – recipient of the 2020 Award of Excellence from the Vancouver Island Real Estate Board – Unit 203 offers 1,496 Sq. Ft. of well-designed office space.

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460 Commercial Inc.
2-1551 Estevan Road
Nanaimo, BC

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DETAILS

- ➤ This second-floor unit opens into a spacious reception area and features a dedicated meeting room, three private offices, a large data/storage room, kitchen area, and private washroom.

- ➤ Positioned in Nanaimo's busy north end, the property has ample off-street parking.

- ➤ The Centre is home to a range of respected professionals in the health, legal, financial and education sectors, making it an ideal environment for businesses seeking a polished, professional setting.

- ➤ Key Features:
  - • 1,496 Sq. Ft. office space
  - • Reception, 3 offices, meeting room
  - • Kitchen and private washroom
  - • Large storage/data room
  - • Ample on-site parking
  - • Prime north Nanaimo location

PROPERTY DETAILS

Legal Description
Strata Lot 11 District Lot 28 Wellington District Strata Plan EPS1455 together with an interest in the common property on proportion to the unit entitlement of the Strata Lot as shown on the Form V

Zoning
CD6

Unit Size
1,496 Sq. Ft.

Price
$850,000

Strata Fee
$769.12 per month

2024 Property Tax
$12,699

PICTURES

View of the 2nd floor unit

View of the Building from Portsmouth Road

PICTURES

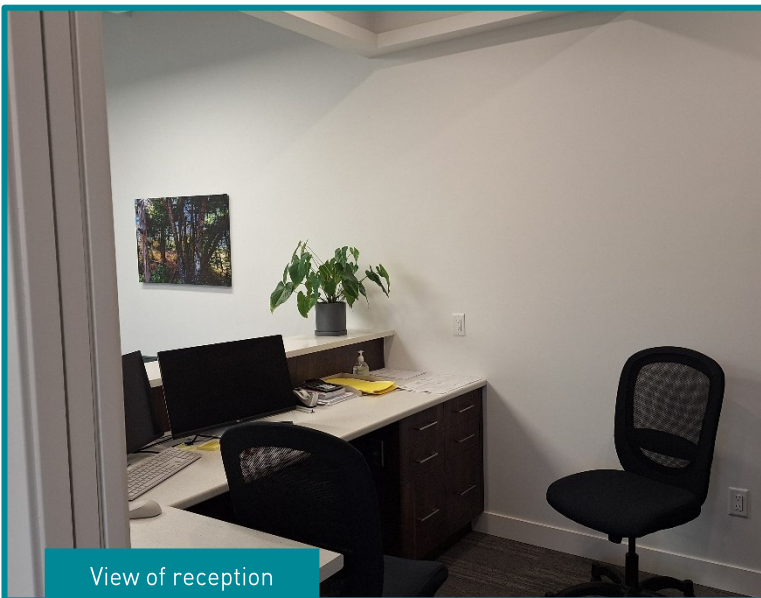Main entrance to the building

View showing pylon and building

Reception Area

Reception waiting area

View of reception area

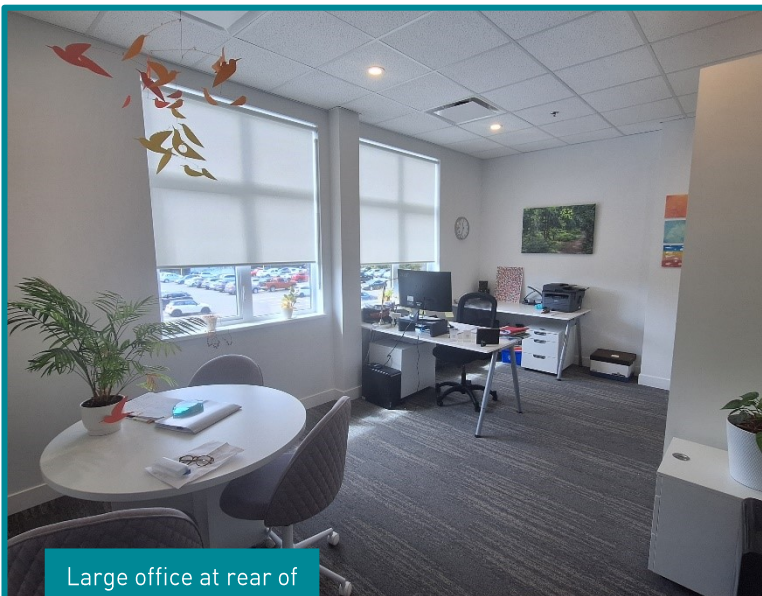Unit corridor showing entrance to meeting room

PICTURES
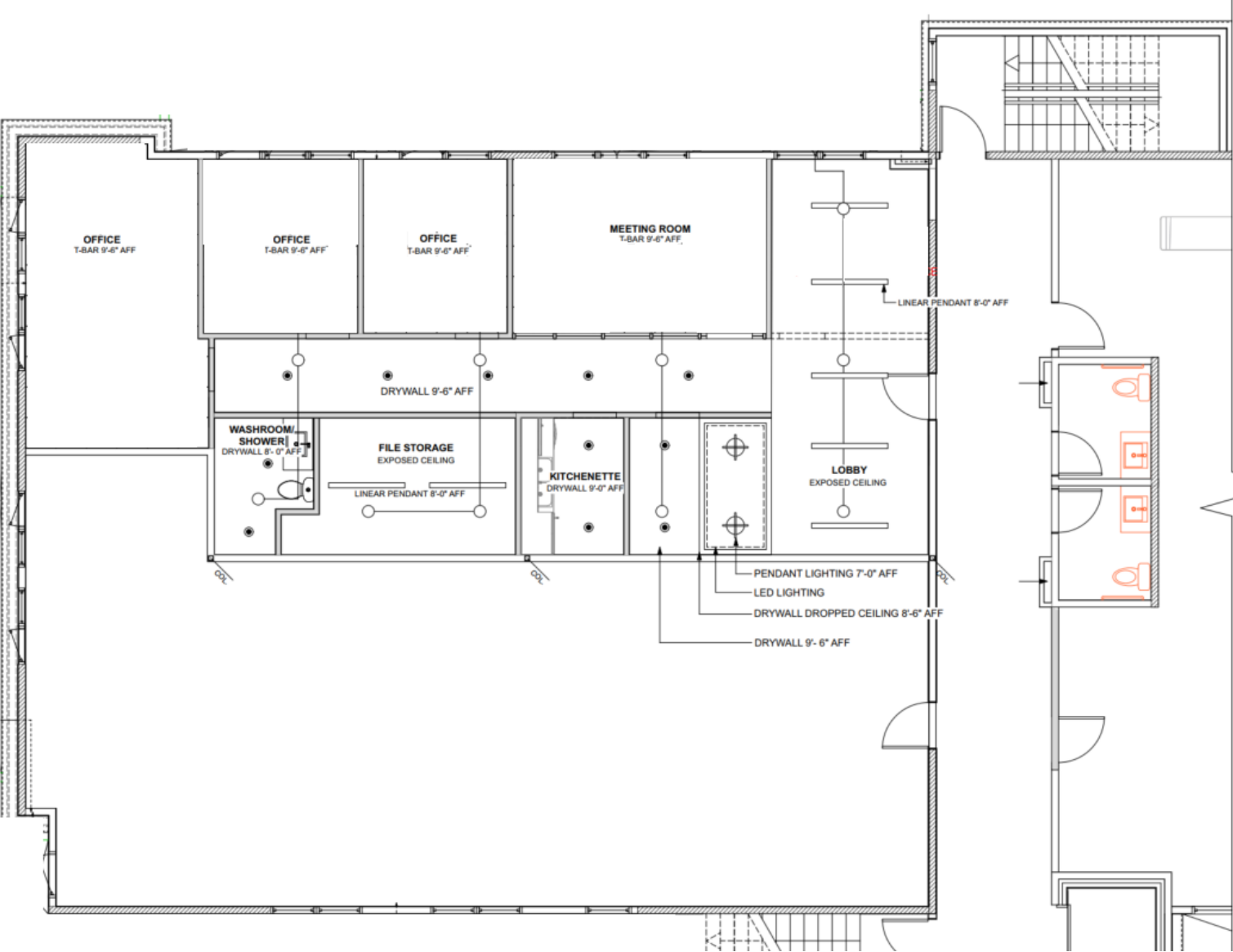

Meeting Room

Office

2nd Office

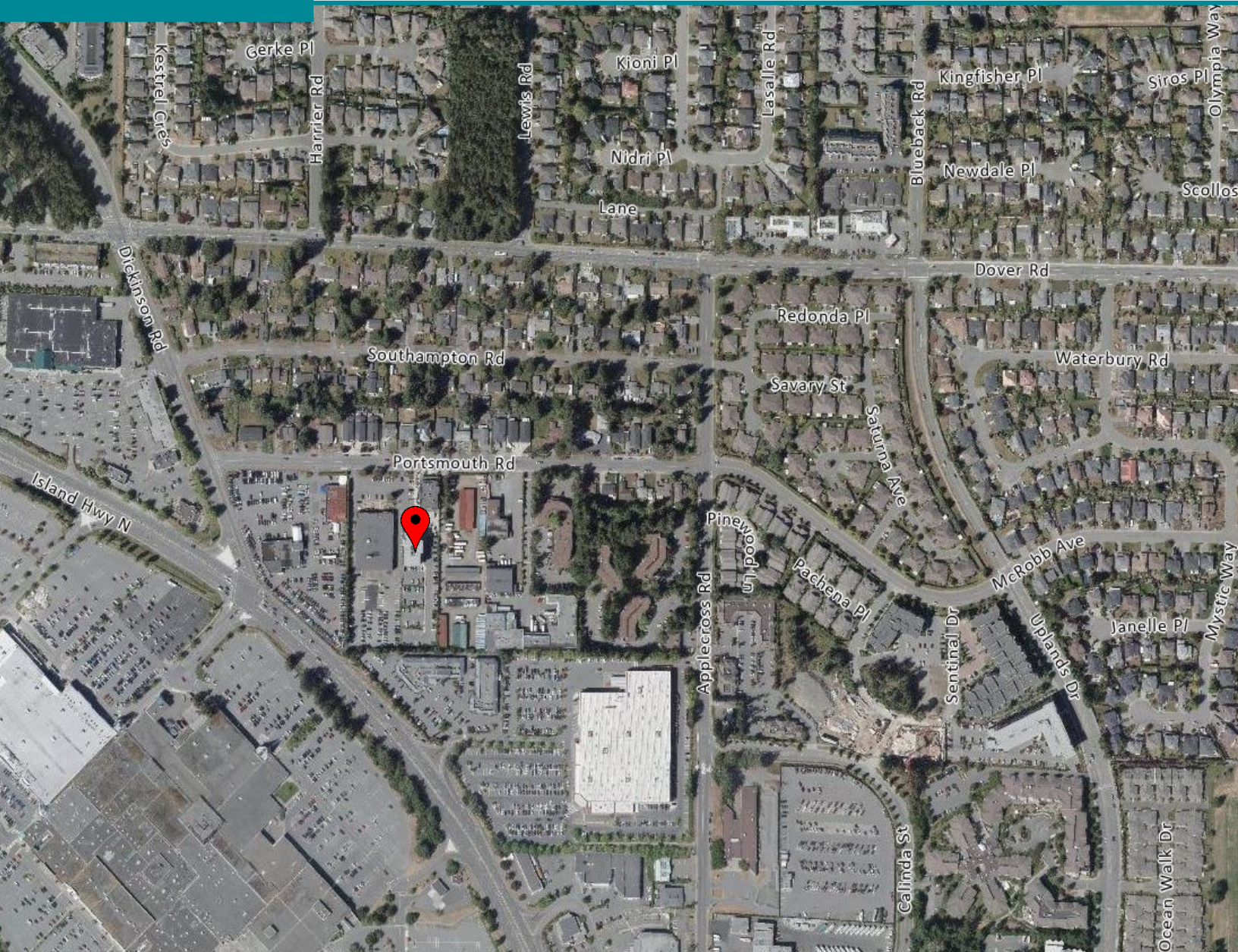3rd Office

Large office at rear of the unit

View or Rear carpark from the unit

OFFICE
T-BAR 9'-6" AFF

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OFFICE
T-BAR 9'-6" AFF

MEETING ROOM
T-BAR 9'-6" AFF

LINEAR PENDANT 8'-0" AFF

DRYWALL 9'-6" AFF

WASHROOM/
SHOWER
DRYWALL 8'-0" AFF

FILE STORAGE
EXPOSED CEILING

KITCHENETTE
DRYWALL 9'-0" AFF

LOBBY
EXPOSED CEILING

LINEAR PENDANT 8'-0" AFF

PENDANT LIGHTING 7'-0" AFF

LED LIGHTING

DRYWALL DROPPED CEILING 8'-6" AFF

DRYWALL 9'-6" AFF

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