

FOR LEASE

Size: 527 Sq. Ft.

Base Rent \$18.00 per Sq Ft

Est Additional Rent: \$13.32 per Sq Ft



291 Wallace Street, Nanaimo, BC V9R 5B4

Position your business in the heart of Nanaimo's vibrant Old City Quarter. This beautifully maintained 527 sq. ft. character commercial space at Gallery Row offers abundant natural light, large heritage-style windows, an open treatment/showroom area, reception/waiting area, private washroom, and storage. The unit benefits from its own dedicated entrance from Wallace Street, with additional level access from the rear of the building via Fitzwilliam Street. The flexible layout is ideally suited for boutique retail, wellness, esthetics, tattoo, counselling, professional services, or creative office users. Surrounded by locally owned shops, cafés and restaurants, the property is also within walking distance of the newly completed TELUS Living and Wallace Street residential developments, bringing hundreds of new residents to the neighbourhood and strengthening the area's customer base.



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FEATURES

- **Character commercial space in Gallery Row**
- **Bright interior with abundant natural light**
- **Dedicated Wallace St entrance with rear level access**
- **Ideal for retail, wellness or professional office**
- **Located in Nanaimo's vibrant Old City Quarter**
- **Steps from new TELUS Living & Wallace St residential developments**

DETAILS

Civic Address

291 Wallace Street,
Nanaimo, BC V9R 5B4

Unit Size

527 Sq. Ft.

Legal Description

Lot 1, Block 32, Section 1,
Nanaimo District, Plan 584

Zoning DT2

Base Rent

\$18:00 per Sq. Ft.

Est. Additional Rent 2026

\$13.32 per Sq. Ft.

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