



THE REGATTA



FOR SALE

**Newly Constructed 87 Unit Apartment Building
Steps Away from Departure Bay Terminal**

550 Brechin Road, Nanaimo, British Columbia

- * Built to Step Code 3
- * Assumable Financing In Place

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The Regatta

Macdonald Commercial is pleased to present The Regatta, a newly constructed, purpose-built rental apartment building located at 550 Brechin Road, Nanaimo, British Columbia. The Property represents a stabilized multi-family investment opportunity in a coastal Vancouver Island market supported by sustained rental demand and limited new supply.

Completed in 2024, the four storey property comprises 87 rental apartment units with a suite mix of 3 studios, 55 one-bedroom, and 29 two-bedroom units, totaling a net rentable area of 52,740 square feet and an average unit size of approximately 606 square feet. The suites are finished to a contemporary rental standard and include stainless steel appliances, quartz countertops, full-sized in-suite laundry, mini-split heat pumps, and private balconies, many of which offer ocean views toward Newcastle Island.

The Property offers a functional amenity package designed to support tenant demand and operational efficiency, including secure underground parking with EV charging infrastructure, secure bike storage, two elevators, fob-controlled entry, and a centralized security camera system. Resident amenities include two oceanview amenity decks, a dedicated dog wash station, and an on-site property management office. The building is individually metered for hydro and constructed to BC Energy Step Code 3, contributing to reduced utility consumption and improved long-term operating performance.

The Regatta is located in Nanaimo's Departure Bay neighbourhood, a well-established waterfront area with immediate access to regional transportation infrastructure. The Property is within walking distance of BC Ferries, Seair Float planes, multiple marinas, and benefits from direct transit service with a bus stop located immediately in front of the site. The surrounding area is predominantly residential and supported by nearby commercial services and waterfront amenities, offering convenient connectivity throughout Nanaimo and Vancouver Island.

The offering provides an opportunity to acquire a fully stabilized, purpose-built rental property with modern construction, strong tenant appeal, and durable cash flow in a key Vancouver Island market.

87

Rental Suites

52,740 sf

Net Rentable Area

100%

Market Rental

1.3

Acres



Salient Details

Address

550 Brechin Road, Nanaimo, BC

PID

001-163-426

Legal

LOT 12, PLAN VIP12987, SECTION 1, NANAIMO LAND DISTRICT

Lot Size

1.3 acres (56,628 sf)

Occupancy

2024

Net Rentable Area

52,740

Units

87

Unit Mix

1 Studio: 3

1-Bedroom: 55

2-Bedroom: 29

Storeys

4

Average Unit Size

606 sf

Parking

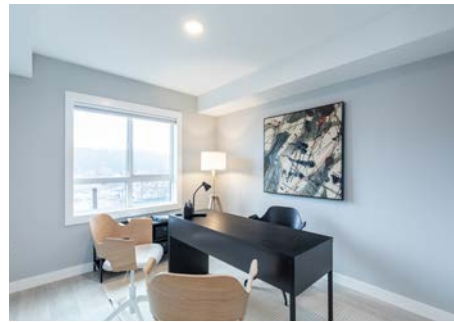
110 stalls

Title

Bare Trust

Property Tax (2025)

\$194,784



Building Features

- Highly efficient asset built to Step Code 3
- On-site property management office
- Air-conditioned amenity space
- Secure bike storage
- Protected parcel delivery lockers in lobby
- Secure underground parking with EV charging stations
- Pet friendly facility with a dog wash station
- Security cameras throughout and fob access system
- Two oceanview amenity decks
- Two elevators and individually metered hydro

Suite Features

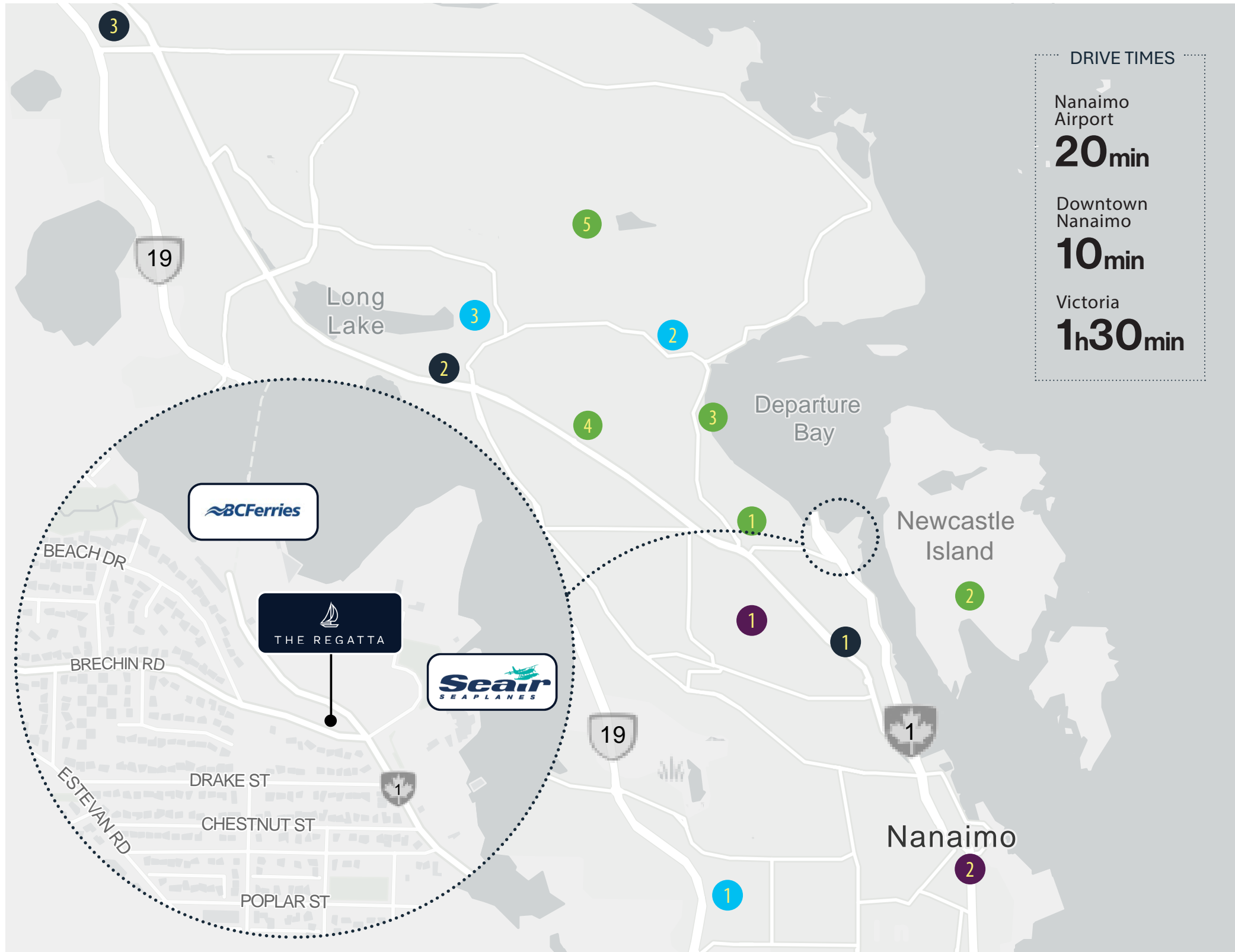
- In suite washer/dryer and air conditioning
- Stainless steel fridge, freezer, dishwasher and oven
- High ceilings and energy efficient windows
- Metered units (tenants pay hydro)
- Walk-in closets and abundant storage space
- High quality vinyl flooring and electric baseboard heating in bedrooms
- Secure balconies with ocean views


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87
Rental Suites

100%
Market Rental





Nanaimo Market

Nanaimo is Vancouver Island’s second-largest urban centre and serves as a primary commercial, transportation, and employment hub for Central Vancouver Island. Strategically located approximately 110 km north of Victoria and 55 km west of Vancouver, Nanaimo provides critical regional connectivity via BC Ferries, floatplane service, and Highway 19, linking the Island to the Lower Mainland and broader provincial economy. The city has a population of approximately 100,000, with the broader Nanaimo Regional District exceeding 170,000 residents, positioning Nanaimo as a key growth centre on Vancouver Island.

The local economy is diversified and supported by a broad employment base including healthcare, education, government services, transportation, tourism, port operations, retail, and technology. Major institutional employers such as Nanaimo Regional General Hospital, Vancouver Island University, School District 68, BC Ferries, and the Port of Nanaimo provide stable, year-round employment, underpinning sustained rental housing demand. Nanaimo’s role as a regional service centre has been reinforced by continued in-migration from the Lower Mainland, supported by relative housing affordability and improved transportation connectivity.

Nanaimo has experienced consistent population growth over the past decade, driven by both interprovincial migration and natural growth. This growth, combined with limited new purpose-built rental supply, has historically put upward pressure on rental rates and contributed to low vacancy levels, supporting favourable long-term multi-family fundamentals.

The Regatta is located in Nanaimo’s Departure Bay neighbourhood, a well-established waterfront submarket characterized by proximity to marine transportation, employment nodes, and daily amenities. The Property is within walking distance of BC Ferries, Sear Float planes, multiple marinas, neighbourhood retail, and waterfront recreation, and benefits from direct transit access with a bus stop immediately in front of the site. The location provides efficient connectivity to downtown Nanaimo, Vancouver Island University, major employment centres, and regional transportation corridors.

Nanaimo offers investors a compelling combination of coastal lifestyle appeal, regional economic importance, constrained rental supply, and sustained population growth, positioning the city—and the Departure Bay neighborhood in particular—as an attractive market for long-term multi-family investment.

Amenities

● RETAIL & SERVICES

1. Country Club Centre
2. Terminal Park Shopping Centre
3. Woodgrove Centre

● EDUCATION

1. Vancouver Island University (VIU)
2. Departure Bay Elementary School
3. Wellington Secondary School

● PARKS & RECREATION

1. Departure Bay Beach
2. Beach Estates Park
3. Linley Valley Cottle Lake Park
4. Newcastle Island Marine Provincial Park

● HEALTHCARE & EMPLOYMENT NODES

1. Nanaimo Regional General Hospital
2. Downtown Nanaimo



THE REGATTA

550 Brechin Road, Nanaimo

Please email an executed Confidentiality Agreement and BCFS disclosure documents to:
paul.kim@macdonaldcommercial.com & derek.nystrom@macdonaldcommercial.com.

Access to the Phase 1 online data room is available upon execution of the Confidentiality Agreement.

Please contact the undernoted for additional particulars

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