

FOR SALE

NAI Commercial

12,598 SF DEVELOPMENT SITE



15 FRONT STREET, NANAIMO, BC

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SALIENT FACTS

PID
027-355-471

Site Area
12,598 SF

Structure
Vacant

Zoning
DT5 - Chapel

Community Plan
OCP: Primary Urban Centre,
not in ALR

Assessment (2025)
\$5,669,000

Price
Contact Agents

15 FRONT STREET

Nanaimo, BC

OPPORTUNITY

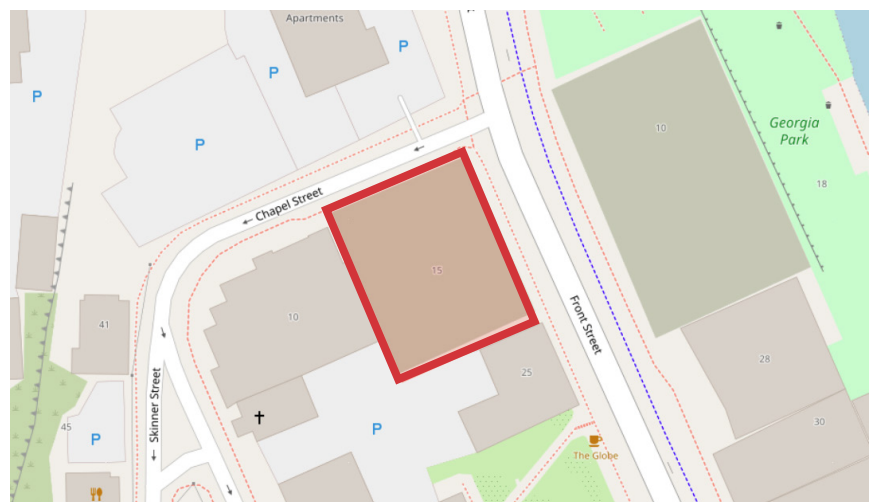
NAI is pleased to present 15 Front Street, this prime vacant development site offers an exceptional opportunity in the heart of Nanaimo's downtown waterfront district. The property benefits from its strategic position in a city experiencing significant growth. According to the 2021 Census, Nanaimo's population reached 99,863, marking a 10.3% increase from 2016, surpassing both the provincial growth rate of 7.6% and the national average of 5.2%. This upward trend underscores Nanaimo's appeal as a vibrant and expanding community, making it an attractive destination for residents and businesses alike.

ZONING DESCRIPTION

The property at 15 Front Street is zoned DT5, with a site-specific density to accommodate a maximum Floor Area Ratio (FAR) of 3.3, allowing for substantial development potential. The zoning permits 100% lot coverage, providing flexibility in site utilization. A previous development application for this site proposed a six-story hotel, indicating the property's suitability for mid-rise commercial or mixed-use projects. Developers have the opportunity to capitalize on the site's zoning allowances to create a landmark development in Nanaimo's thriving downtown core.

Previous Expired Development Application:

[BP123919 - 15 Front Street](#)



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PREVIOUS DP PERMIT RENDERINGS



EAST ELEVATION (FRONT STREET)
SC 1:200

GLOBE HOTEL

15 FRONT STREET NANAIMO HOTEL

1 FRONT ST RESIDENTIAL TOWER →



Front Street Context

← PROPOSED HILTON HOTEL

15 FRONT STREET NANAIMO HOTEL

10 FRONT STREET RESIDENTIAL BUILDING



Chapel Street Context



LIONS
"GREAT"
BRIDGE

THE
"NANAIMO"
SIGN

15
FRONT ST

COMOX RD

HARBOUR AIR
SEAPLANES

ÉCOLE PAULINE
HAARER ELEMENTARY

PORT THEATRE

TERMINAL AVE

PORT PLACE
SHOPPING CENTRE

CASINO
NANAIMO

NANAIMO MUSEUM

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