

# FOR LEASE

Size: 1,068 Sq. Ft.

Base Rent \$20:00 per Sq Ft

Est Additional Rent: \$13:32 per Sq Ft

# 460

**COMMERCIAL**



## 306 Fitzwilliam Street, Nanaimo

This 1,068 sq. ft. retail space is located in the historic Gallery Row of the Old City Quarter, a vibrant and high-traffic destination surrounded by shops, galleries, and local businesses. With strong visibility and a pedestrian-friendly setting, it offers excellent potential for a range of retail uses. Major nearby residential projects, including Telus Living (195 rental homes) and 340 Campbell Street (163 units), will further boost foot traffic and expand the customer base.



**John Hankins**

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## FEATURES

### Location:

- Situated in the bustling Old City Quarter, surrounded by trendy shops, cafes, and galleries

### Future Growth:

- Just steps away from exciting developments, including TELUS Living (195 rental homes) and 340 Campbell Street (163 residential units), promising a steady flow of foot traffic and an expanding customer base.

### Proximity to New Developments:

- Located near the under-construction multi-tenant buildings, making it an ideal spot to capture residents, tourists, and local visitors alike.

## DETAILS

### Civic Address

306 Fitzwilliam Street,  
Nanaimo

### Unit Size

1,068 Sq. Ft.

### Legal Description

Lot 2, Block 32, Section 1,  
Nanaimo District, Plan 584

### Zoning

DT-2

### Base Rent

\$20:00 per Sq. Ft.

### Additional Rent

\$13:32 per Sq. Ft.

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# Street View

306 FITZWILLIAM STREET, NANAIMO





## View from Main Entrance into the Unit



## View from back of the Unit to the Street Entrance





## Office Counter inside the Unit



## Rear Washroom



## Second Washroom



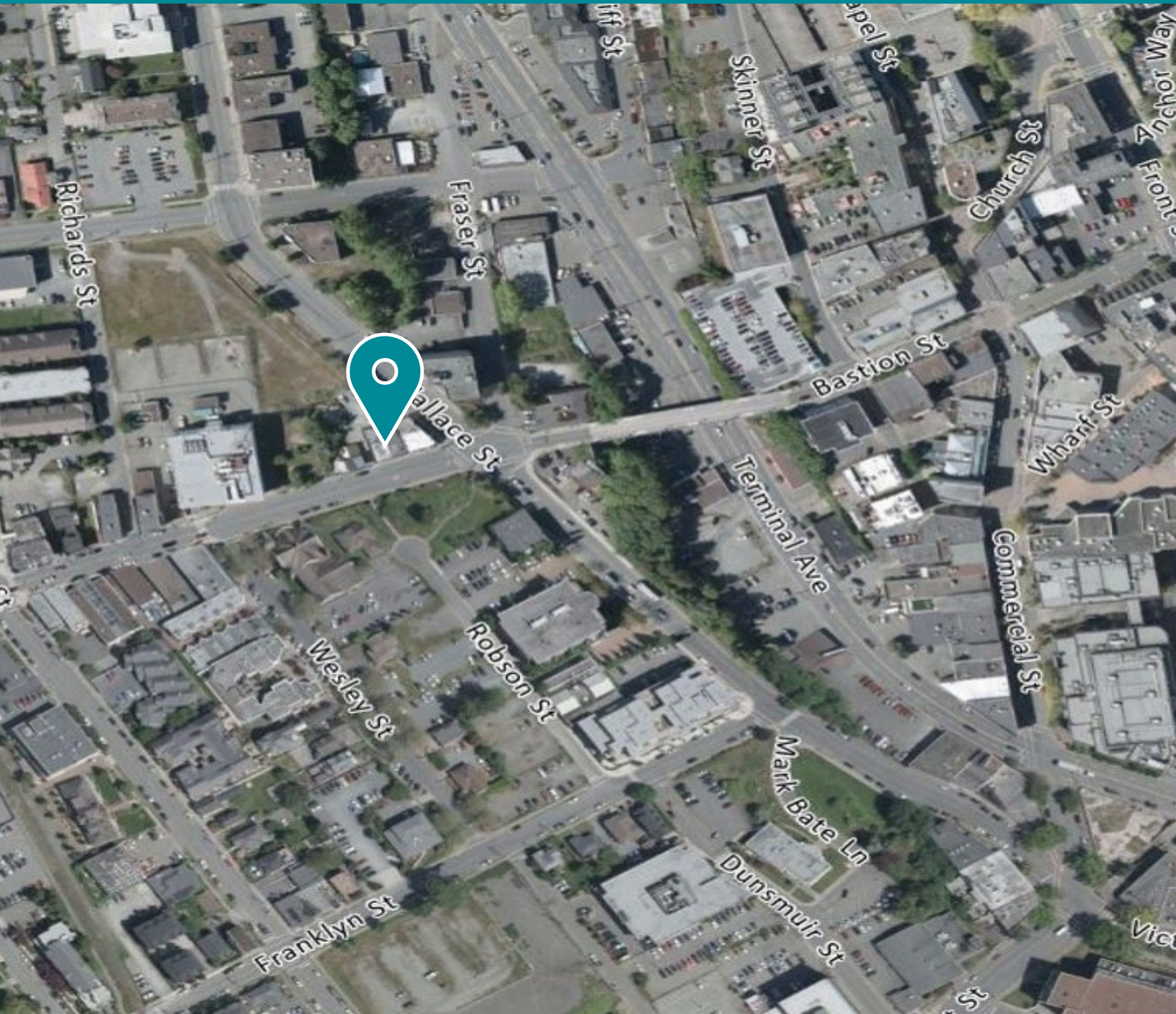
# Storage Area





# LOCATION

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