

# **FOR LEASE**

## **CITY CENTRE PLAZA**

**140 TERMINAL AVENUE, NANAIMO, B.C.**



### **LOCATION**

The property is strategically located on the Island Highway (Terminal Ave) in downtown Nanaimo, which is the major two way artery carrying the vehicular traffic both locally and visitor alike. Total site area is 59,000 sq.ft. approx. with prominent exposure of 477 ft. along Terminal Ave and 468 ft. on Cliff Street.

### **IMPROVEMENTS**

The retail strip mall features an attractive facade of brick and stucco with sufficient setback from the busy Island Hwy. Concrete sidewalks accompanied with full perimeter landscaping and underground sprinkler system. The property is sprinklered & fully serviced with all municipal services as well as natural gas. Roof mounted heat pumps / electric baseboards provide the heating & cooling.

### **PARKING**

Ample on-site customer parking. Total 66 stalls.

### **MAJOR TENANTS**

Lordco, Canada Post, H & R Block and Sprott-Shaw College of Business & Brewer's Wort

### **ZONING**

C-27 Terminal Avenue Zone.

### **AVAILABLE SPACE & LEASE RATE**

Unit 9 ( 889 sq.ft.)

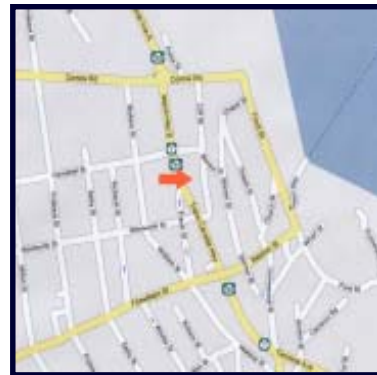
Immediate available

Annual Lease Rate \$18 per sq.ft. Triple Net

Estimated 2012 Annual Operating Costs and Taxes:

\$7.74 per sq.ft.

Signage and Promotion charges (where applicable) are extra



**For further information,  
please contact :  
Rick Halliday  
mobile: 778-231-5285  
[www.prospero.ca](http://www.prospero.ca)**



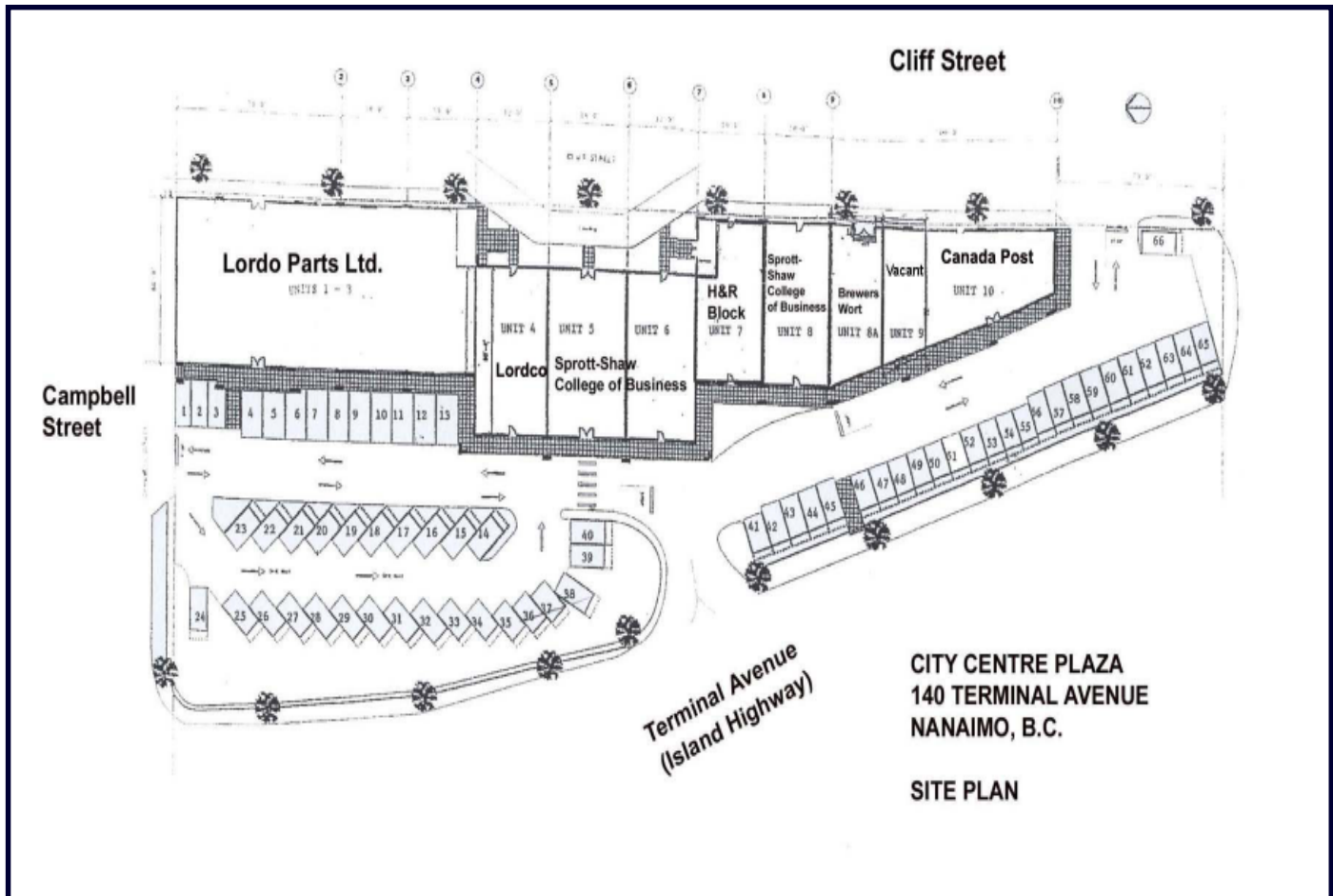
**PROSPERO INTERNATIONAL REALTY INC.**  
517 - 1177 WEST HASTINGS STREET, VANCOUVER, BC V6E 2K3  
TEL: (604) 669-7733 FAX: (604) 669-2921  
**[WWW.PROSPERO.CA](http://WWW.PROSPERO.CA)**

Updated Mar 12

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