

# 1 & 2 - 6324 METRAL DRIVE, NANAIMO

## RETAIL OPPORTUNITY

**FOR  
LEASE**

**ONLY ONE UNIT REMAINING**



FUTURE RENDERING OF NEWLY PAINTED METRAL GATE PLAZA

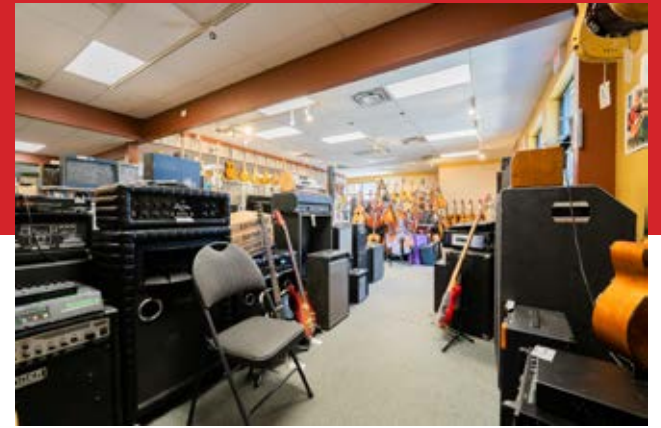
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**UNIT 1**



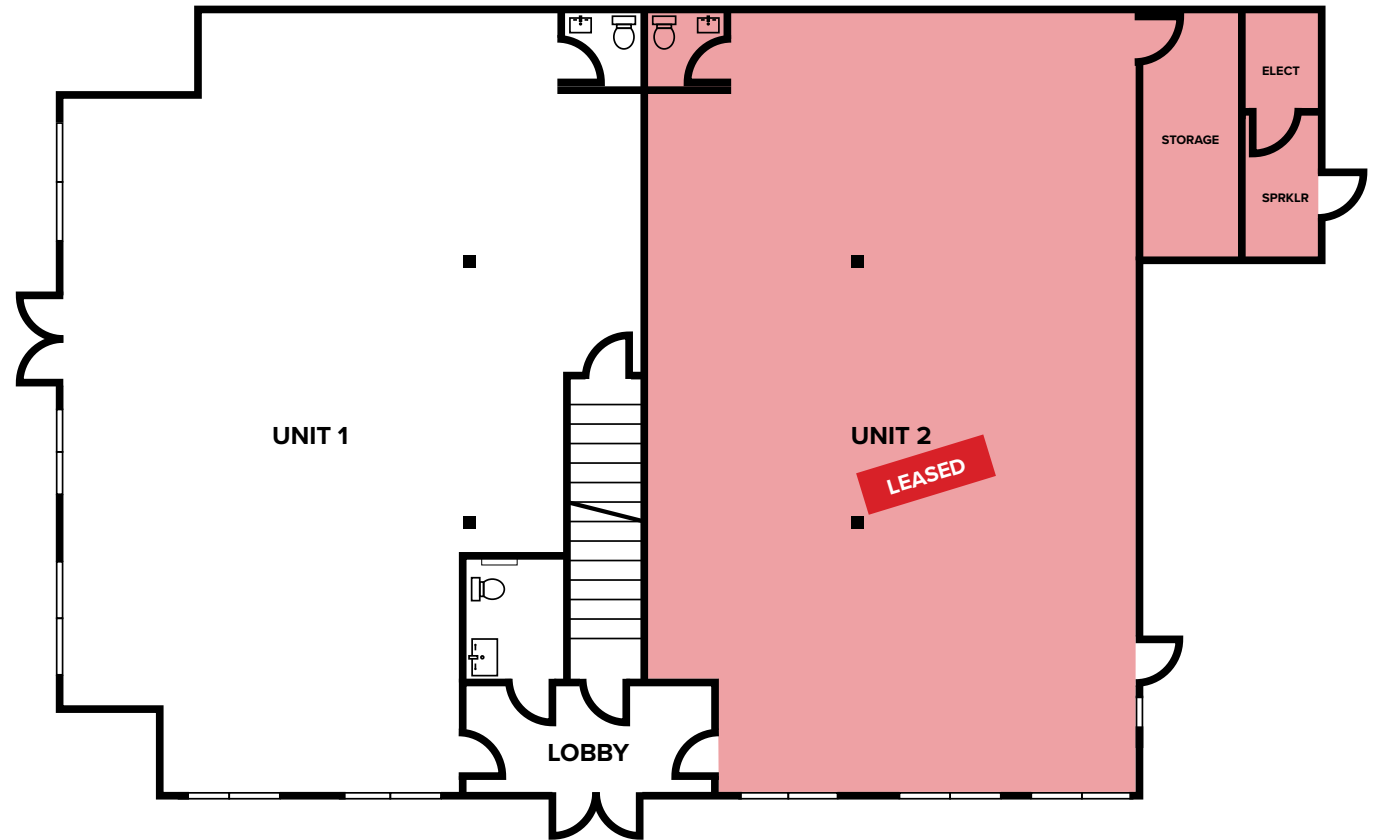
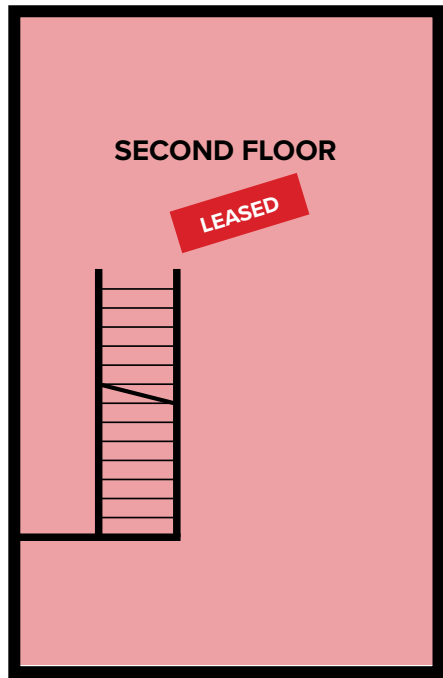
## OVERVIEW

This property is situated on Metral Drive in a prime Nanaimo retail corridor. The space can be divided into two separate spaces consisting of a front unit (1) 1,833 SF and a back unit (2) consisting of 1,961 SF. The space can also be continuous as a full retail floorplate of 3,794 SF.

Additionally, there is 1,100 SF of basement space for lease as well that is available exclusively to one of the main floor tenants at a discounted rate.



**UNIT 1**



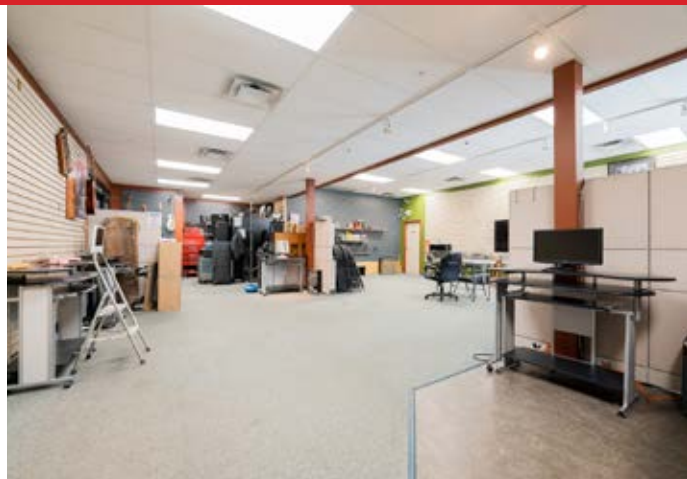


**UNIT 1**  
± 1,833 SF

**BASEMENT STORAGE**  
Additional 1,100 SF of basement space for lease



**UNIT 2**  
± 1,961 SF



**LEASED**



# SALIENT FACTS

## LOT SIZE

+/- 0.33 Acres

## SIZE BREAKDOWN

Unit 1: ± 1,833 SQFT

Basement: ± 1,100 SQFT

Unit 2: ± 1,961 SQFT

## PARKING

15 parking stalls on site

## ZONING

CC2

## UNIT 1 LEASE RATES

Basic Rent: \$28.00/SF

Additional Rent: \$12.91/SF (Est.)

## BASEMENT

\$10/foot (no NNN costs)

## UNIT 2

**LEASED**



Busy Retail  
Corridor



Pylon Sign  
Availability



On-Site  
Parking



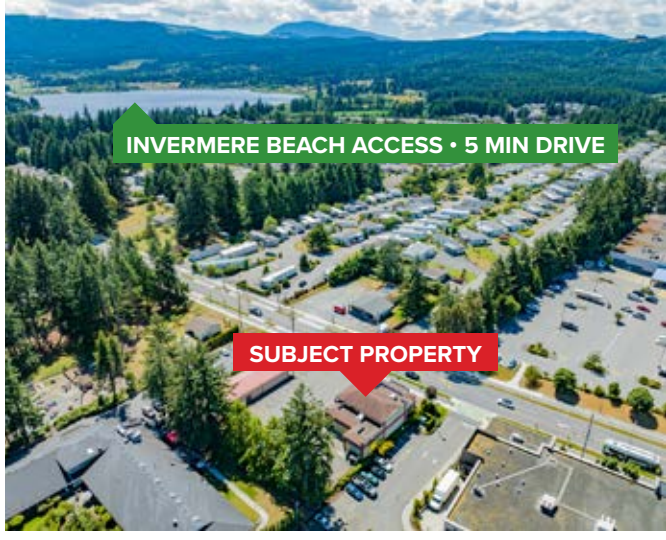
Great Street  
Exposure



**NEW PAINT JOB**

A new coat of paint will refresh the building and is anticipated to be done by Q1 2025.





## LOCATION

Located on Metral Drive, this area is a retail hub. Neighbouring tenants include Superstore, Browns Social House, Trail Appliances, Starbucks, etc.

## FOR MORE INFORMATION CONTACT

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