

# 6671 Mary Ellen Drive, Nanaimo, BC

A fully equipped and operating restaurant in Nanaimo's busiest commercial node located within a high demographic Nanaimo geographical area and in immediate proximity to both the Inland Island Highway and the old Island Highway. The building has been the site of a prominent restaurant operation since 1999 and is fully functional as-is. The vendor recently completed exterior building upgrades, and all fixtures and chattels can be negotiated for purchase.

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# OPERATING RESTAURANT IN NANAIMO'S BUSIEST COMMERCIAL NODE INCLUDING MODERN HIGH QUALITY IMPROVEMENTS AND EQUIPMENT

# LOCATION

The City of Nanaimo is a community of 114,673 estimated residents (BC Statistics) located on the east coast of Vancouver Island, approximately 110 km north of Victoria. It is part of the Nanaimo Regional District which has a total population of approximately 162,727 that is projected to increase to 200,00 by 2041.

The subject offering is ideally located in a shopping centre node in close proximity to major retail centres. This is a highly sought after location due to its high visibility and easy access to both the Island Highway and the inland Parkway. The unit features front and centre exposure and good access from either highway.

### PROPERTY ATTRIBUTES

- Great exposure/access to local traffic routes
- In close proximity to Nanaimo's most concentrated commercial node
- Improvements in superior turnkey condition with recent upgrades to exterior and equipment
- Sizable patio with outdoor seating and planters
- ZONING: CC4 WOODGROVE URBAN CENTRE This zone provides for a regional commercial centre with a focus on intensive retail and service uses and medium to high density residential.

# Demographics based on 2016 Census



AVERAGE HOUSEHOLD INCOME





MEDIAN AGE







# SITE INFORMATION

The subject retail pad unit is located in a shopping centre composed of large format space, CRU's and free standing pads. The retail centre is considered well located in Nanaimo as one of the designated principal commercial areas outside of the downtown core, and a prime location in terms of retail density and anchor tenanted retail centres, and high demographic residential development. The subject property is in immediate proximity to a large number of national, regional, and local retailers.

#### IMPROVEMENTS

The subject unit comprises 4,409 SF and is nicely improved. It possesses good parking ratios and features a dedicated meeting room, and an outdoor patio. The building features attractive landscaping, and quick access to all traffic routes.

Total Leaseable area: 4,409 SF

# INTERIOR IMPROVEMENTS

Square footage is composed of a commercial kitchen, washrooms including handicap access, dining areas, meeting room, and ancillary areas. The sizeable meeting room provides excellent utility for private functions, special events, etc. and is regularly used. Main restaurant area seats approximately 109. The banquet room provides for an additional 60 seats.

#### OUTDOOR PATIO

The south side of the building features outdoor patio seating for thirty persons, and is bounded by outdoor landscaping and an outdoor playground area.



# INCLUDED EQUIPMENT

All chattels and inventory including, but not limited to, kitchen equipment, freezers, coolers, ranges and fire suppression. The Premises operates under a food primary license.

Additional Rent: Estimated at \$12.11 PSF for 2019

# ASKING PRICE

One-Hundred and Ninety-Nine Thousand Dollars \$199,000.00

The existing lease may be assigned to qualified tenants. Please contact listing agent for details.

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