

\$1,235,000 - 102 5281 Rutherford Rd, Nanaimo

MLS® #1010510

\$1,235,000

2 Bedroom, 3.00 Bathroom,
Other

Uplands, Nanaimo, British Columbia

Welcome to 102-5281 Rutherford Rd, located in the sought-after "Boardwalk at Rutherford." This impressive 1,902 sqft mixed-use commercial property offers versatility and opportunity. The lower level boasts a spacious 1,032 sqft restaurant space with two bathrooms, complete with patio seating, ideal for a range of dining experiences. On the upper floor, you'll find an 872 sqft 2-bedroom, 1-bathroom apartment, perfect for additional income or owner occupancy. The CC1 zoning allows for a multitude of uses, such as but not limited to a restaurant, retail, dental office, or veterinary clinic, making it a flexible investment. The restaurant space is heated and cooled by a high-efficiency heat pump, while the apartment has its own electrical meter and is heated by baseboard electric. Other notable features of the building include custom oak hardwood floor, a large crawl space for additional storage, and a sprinkler system covering both the restaurant, apartment, exterior patio space and crawl space. Parking is a breeze with two gravel parking lots and one paved lot, ensuring ample space for any type of business operation. An added bonus, the upper residential portion is taxed at the residential tax rates helping keep the taxes down. Located at the top of Rutherford Hill, this property enjoys plenty of drive-by traffic and is surrounded by high-volume businesses, providing organic foot traffic and visibility. Easy access to the highway further enhances the prime location of



this unique commercial space. (Business is being sold separately) For additional information call or email Travis Briggs with eXp Realty at 250-713-5501 / travis@travisbriggs.ca (Video, floor plans, additional photos available at travisbriggs.ca & measurements and data approximate and should be verified if important.) (id:6289)

Built in 2009

Essential Information

Listing #	1010510
Price	\$1,235,000
Bedrooms	2
Bathrooms	3.00
Year Built	2009
Type	Other
Sub-Type	Strata
Style	Westcoast

Community Information

Address	102 5281 Rutherford Rd
Subdivision	Uplands
City	Nanaimo
Province	British Columbia
Postal Code	V9T5N9

Amenities

Features	Central location
Parking Spaces	50
Parking	Open

Interior

Heating	Electric Baseboard heaters, Heat Pump
Cooling	Air Conditioned

Additional Information

Zoning	Residential/Commercial
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Listing Details

Listing Office

eXp Realty (NA)



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