

# \$399,000 - 450 B Irwin St, Nanaimo

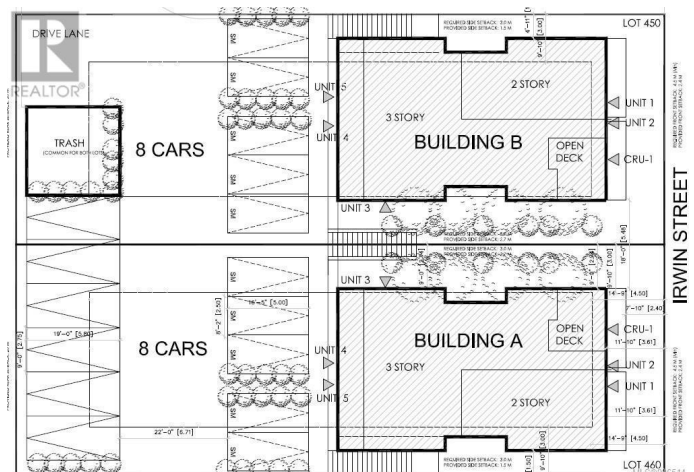
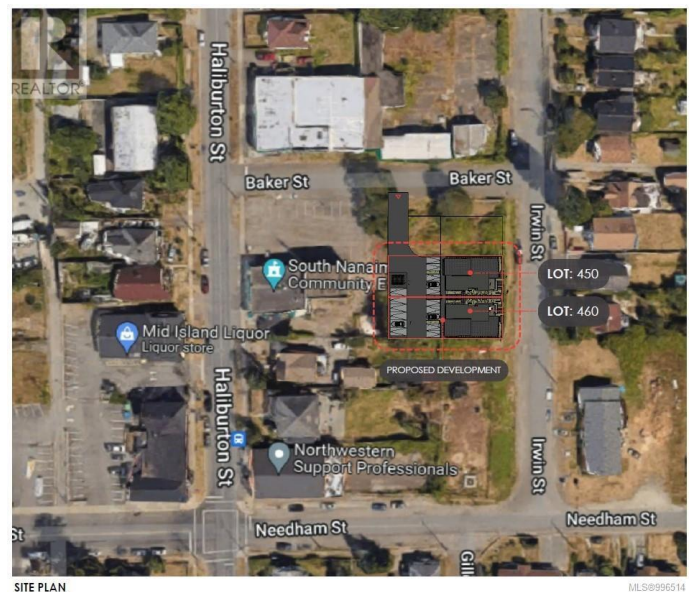
MLS® #996514

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.14 Acres

South Nanaimo, Nanaimo, British Columbia

Approved Development Opportunity â€” South Nanaimo 10 Townhouse like condos + 2 Commercial Units. Located in vibrant South Nanaimo, 450 & 460 Irwin Street offer a rare and ready-to-go development opportunity. Centrally positioned within walking distance to the scenic seawall and convenient shopping, this property combines an excellent location with an already-approved vision for the future. The project has a Development Permit approved by the City of Nanaimo for two multi-family buildings, each thoughtfully designed with five residential units + one CRU. Building A and Building B are mirror images, and the layout includes Unit 1: 1,000 sf + balcony (2 bedrooms), Unit 2: 758 sf + balcony (1 bedroom), Unit 3: 485 sf (1 bedroom), Unit 4: 660 sf + balcony, Unit 5: 660 sq ft + balcony + commercial space. The innovative design ensures appropriate parking for residents and supports much-needed "missing middle" housing â€” a critical type of housing that bridges the gap between single-family homes and larger apartment complexes. This is a prime opportunity to step into a project that aligns with Nanaimoâ€™s growing demand for diverse, attainable housing. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | 996514    |
| Price     | \$399,000 |

|           |             |
|-----------|-------------|
| Bathrooms | 0.00        |
| Acres     | 0.14        |
| Type      | Vacant Land |
| Sub-Type  | Freehold    |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 450 B Irwin St   |
| Subdivision | South Nanaimo    |
| City        | Nanaimo          |
| Province    | British Columbia |
| Postal Code | V9R4X2           |

### Amenities

|          |                                                                                                                                  |
|----------|----------------------------------------------------------------------------------------------------------------------------------|
| Features | Central location, Level lot, Southern exposure, Corner Site, See remarks, Partially cleared, Other, Rectangular, Marine Oriented |
| View     | Mountain view, Ocean view                                                                                                        |

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | REMAX Professionals (NA) |
|----------------|--------------------------|



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Listing information last updated on October 23rd, 2025 at 11:46am PDT