

\$399,000 - 450b Irwin St, Nanaimo

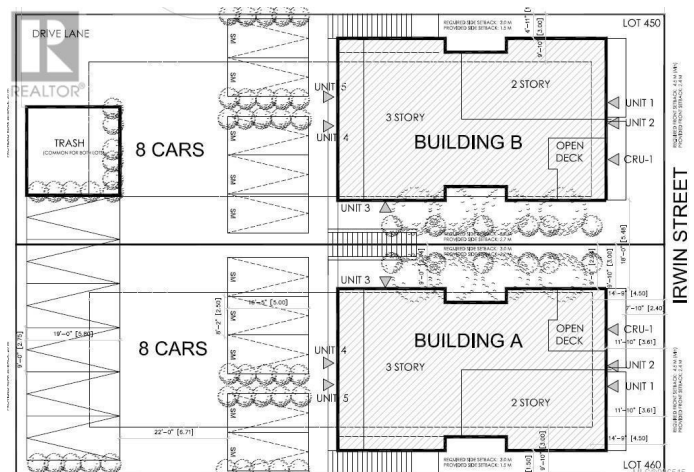
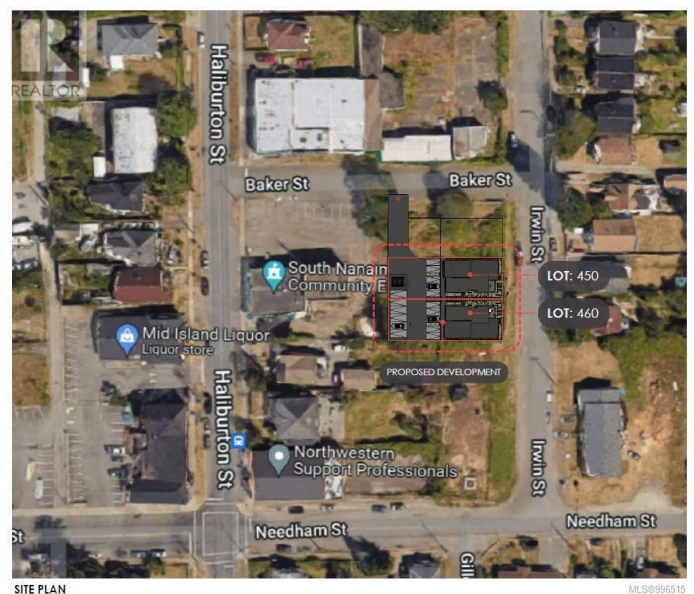
MLS® #996515

\$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 #	996515
Price	\$399,000

Bathrooms	0.00
Acres	0.14
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	450b Irwin St
Subdivision	South Nanaimo
City	Nanaimo
Province	British Columbia
Postal Code	V9R4X2

Additional Information

Zoning	Other
--------	-------

Listing Details

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



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 23rd, 2025 at 3:16pm PDT