FOR SALE

JBW COMMERCIAL



TENANTED VILLAGE COMMERCIAL PROPERTY

7197 LANTZVILLE ROAD

LANTZVILLE, BC

$4,980,000 LAND & BUILDING

2.72	10,594	4.0%	3
ACRE SITE	SQ FT BUILDING	IN-PLACE CAP RATE	TENANCIES

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CIVIC ADDRESS	7197 Lantzville Road, Lantzville, BC V0R 2H0
LEGAL DESCRIPTION	Lot 1, District Lot 27-G, Wellington District, Plan 29352
PID	000-666-271
LOT SIZE	2.72 acres — 118,483 sq ft
BUILDING SIZE	10,594 sq ft over four levels, plus 1,551 sq ft of decks and patios
TENANCIES	1. Lantzville Pub 2. Mid-Island Co-op 3. Residential suite
MUNICIPALITY	District of Lantzville
ZONING	Village Commercial
SERVICES	Municipal water and sewer
2025 PROPERTY TAXES	$54,521.80
BC ASSESSMENT	$3,914,800 total assessed value
ASKING PRICE	**$4,980,000***

**Buyer to verify all measurements, income and tenancies. The offering is real estate only.*

SIGN CA TO ACCESS DATA ROOM



THE OFFERING

LAND & BUILDING

7197 Lantzville Road is offered for sale as real estate only: a 2.72-acre freehold site improved with a 10,594 sq ft commercial building at the centre of the Lantzville Village Core.

The building is fully tenanted across three tenancies. The pub premises comprise +/- 5,800 sq ft across the main, lower and upper floors, including a covered ocean-view patio and a full commercial kitchen. A +/- 2,700 sq ft liquor store on the lower floor is leased to Mid-Island Co-op Liquor Store, and a self-contained 2-bed, 1,700 sq ft residential suite occupies the upper floor and loft.

PROPERTY HIGHLIGHTS

FULLY TENANTED, THREE TENANCIES

Pub, liquor store and residential suite

SIGNIFICANT REDEVELOPMENT POTENTIAL

4.0% cap rate on the asking price

2.72 ACRES IN THE VILLAGE CORE

Surplus land behind the improvements

VILLAGE COMMERCIAL ZONING

Broad commercial and mixed-use permitted uses






PLEASE
WAIT TO




VILLAGE PUB
LIQUOR STORE
BUILT ON COAL
AND
STILL BURNING


pepsi
ARCTIC GLACIER
BOXSET




RedBull

AREA BY LEVEL

LEVEL	OCCUPANCY	SQ FT	DECK
MAIN	Pub	3,973	845
LOWER	Pub	1,433	406
LOWER	Liquor store	2,700	—
UPPER	Pub	435	—
UPPER	Residential suite	1,004	300
LOFT	Residential suite	719	—
GARAGE	Storage	330	—
TOTAL		**10,594**	**1,551**

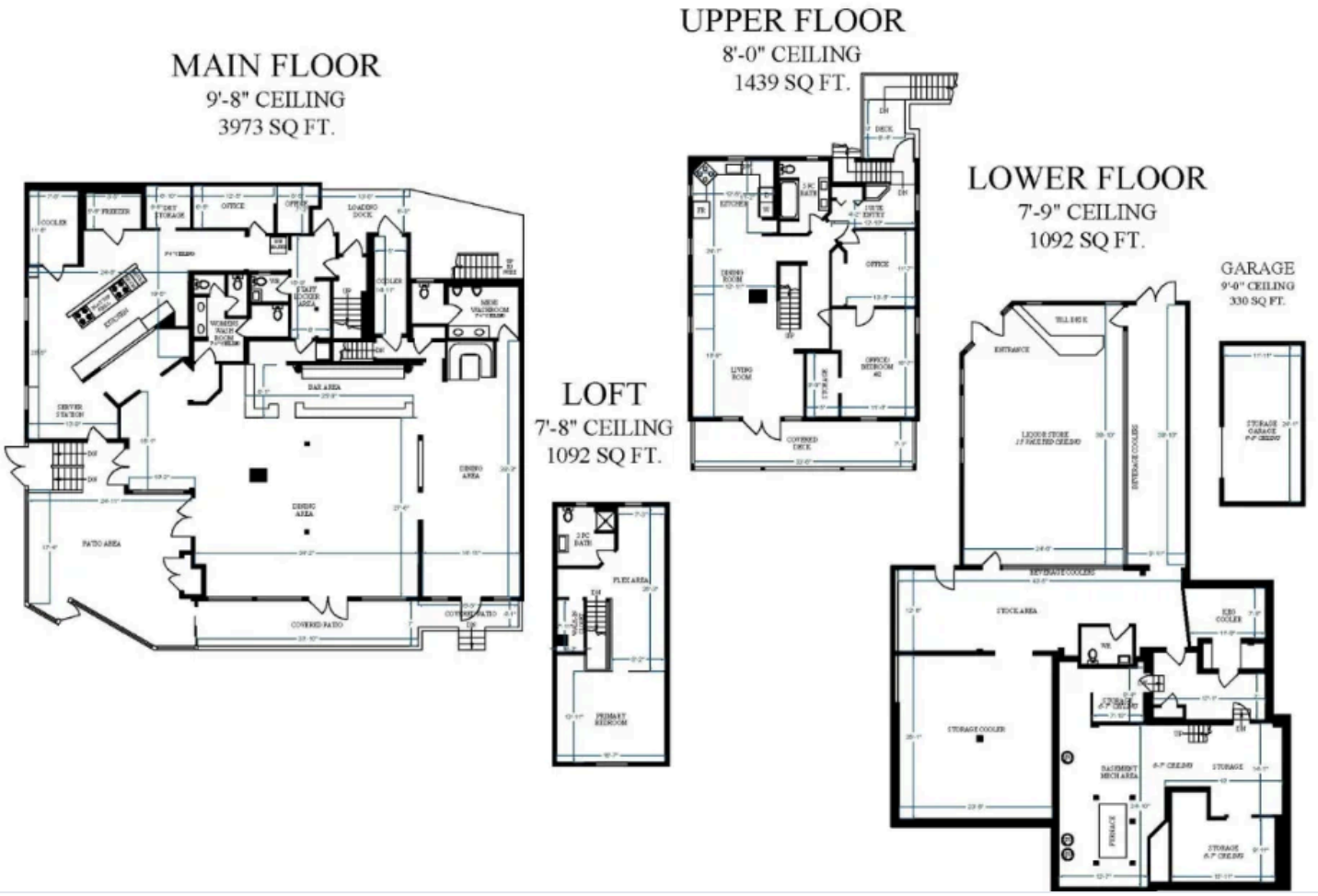
BY TENANCY

LANTZVILLE PUB	5,841 sq ft
MID-ISLAND CO-OP	2,700 sq ft
RESIDENTIAL SUITE	1,723 sq ft
GARAGE	330 sq ft

CEILING HEIGHTS

Main floor — 9'-8"
Lower floor — 7'-9"
Loft — 7'-8" vaulted
Pub dining — 13' vaulted
Upper floor — 8'-0"
Garage — 9'-0"

COMPOSITE FLOOR PLAN — ALL LEVELS



Laser measured and drafted in AutoCAD, August 17, 2026. Plans may not be 100% accurate — buyer must verify any critical measurement. Full-size plan sheets, including the residential suite, are available in the data room.

VILLAGE COMMERCIAL ZONE (VC)

District of Lantzville Zoning Bylaw No. 180, 2020. The subject property sits in the District's only commercial zone and has a broad-use designation that supports the existing licensed premises today and mixed-use redevelopment over time. Buyers should confirm all zoning matters with the District of Lantzville.

BUILDING FORM

MAX FLOOR AREA RATIO	2:1
MAX PARCEL COVERAGE	100%
HEIGHT, NORTH OF LANTZVILLE RD	9 m / 2 storeys
HEIGHT, SOUTH OF LANTZVILLE RD	12 m / 3 storeys
MINIMUM HEIGHT	2 storeys

SITING & SUBDIVISION

FRONT SETBACK	1.5 m
REAR SETBACK	3 m
SIDE SETBACK	0 m / 3 m abutting residential
MIN PARCEL AREA	600 m^2
MIN FRONTAGE & WIDTH	20 m

PERMITTED PRIMARY USES

- Food and Beverage Service
- Hotel
- Apartment
- Health and Medical Services
- Financial Service
- Indoor Recreation
- Assembly
- Craft Beverage Processing
- Market
- Assisted Living
- Personal Service
- Cultural Service
- Commercial Training
- Veterinary Clinic
- Retail
- Office
- Community Care
- Household Service
- Social Service
- Child Care
- Funeral Service

Permitted secondary use: mobile vending.

ALSO OF NOTE

Apartment, community care and assisted living units are permitted only in a mixed-use building format and must not occupy the first storey.

Food and beverage service parking: one long-term space per employee plus one short-term space per four seats.

Canopies and awnings may be built to the front and side parcel lines; fences are capped at 2 m and are not permitted in the front yard.

Drive-throughs and cannabis retail are prohibited in every zone in the District.

Commercial EV charging: one Level-2 station per parcel, plus one per 20 required spaces beyond the first 20.

The whole District is a temporary use permit area, so Council may authorize temporary uses in any zone.



LOCATION

Lantzville is a seaside community on the east coast of Vancouver Island, immediately north of Nanaimo and fronting the Strait of Georgia. The subject property sits at the centre of the village core on Lantzville Road, the community's main street, with the elementary school, post office and beach access within a short walk.

The trade area draws on Lantzville, north Nanaimo and Nanoose Bay, supplemented by seasonal traffic to Sebastion Road beach and the Island Highway corridor. The improvements have anchored the village commercial node for decades and hold the only licensed premises in the District of Lantzville.

APPROXIMATE DRIVE TIMES

NORTH NANAIMO	**4 min**
NANAIMO	**15 min**
DEPARTURE BAY FERRY	**20 min**
PARKSVILLE	**20 min**
NANAIMO AIRPORT	**40 min**
VICTORIA	**1 hr 45 min**

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