

*the*  
**JUNCTION**



  
**HARBOURVIEW**  
DISTRICT





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## PROPERTY SUMMARY

The Junction - A Prime Investment Opportunity near the Heart of the Harbourview District

Nestled amongst old-growth trees at the historic Robins' Gardens, The Junction offers urban convenience at nature's doorstep. Here, residents get the best of west coast living, with the ocean, vibrant downtown, and the heart of Harbourview District community just a short walk away. Surrounded by historic trees planted by Samuel Robins in the late 1800s, The Junction boasts an array of ocean, garden, and mountain views—right in the city. Featuring five floors with a total of 57 units, this building offers a collection of one bedroom, one bedroom + den, and two-bedroom condos. With commercial space offered on the ground floor, residents will be able to enjoy the convenience of shops and retail in their own building. Underground parking, EV charging, and bike storage are just a few other amenities

The Junction offers exceptional rental opportunities, characterized by its practical design and strategic amenities tailored to meet the needs of the modern renter. Each unit maximizes space efficiently with durable, low-maintenance finishes, ensuring longevity and ease of care. Its location in a rapidly developing area ensures proximity to essential services and attractions, enhancing its desirability. Moreover, excellent access to public transportation and major roadways makes The Junction a prime choice for renters seeking convenience and connectivity.



## AREA HIGHLIGHTS

This neighborhood—and The Junction itself—has everything one needs to thrive on the west coast. With Harbourview District only a block away, the community embodies sustainability, walkability, and beautiful streetscape designs. Full of historic charm, its convenient location at the edge of downtown allows residents to feel connected to Nanaimo’s community events, public art, local eateries, boutique shops, live entertainment, and harbourfront seawall. Within five minutes of walking, they can find themselves in the heart of the city, yet nature is also close; just a couple of blocks away is the ocean, as well as plenty of nearby hiking and biking trails. Plus, commuting to Vancouver has never been easier; Harbour Air and Helijet connect people to the mainland in 20 minutes, and the ferry is only a short drive away. Exploring the rest of Nanaimo is also simple, as closeby buses help make city-transit easy.

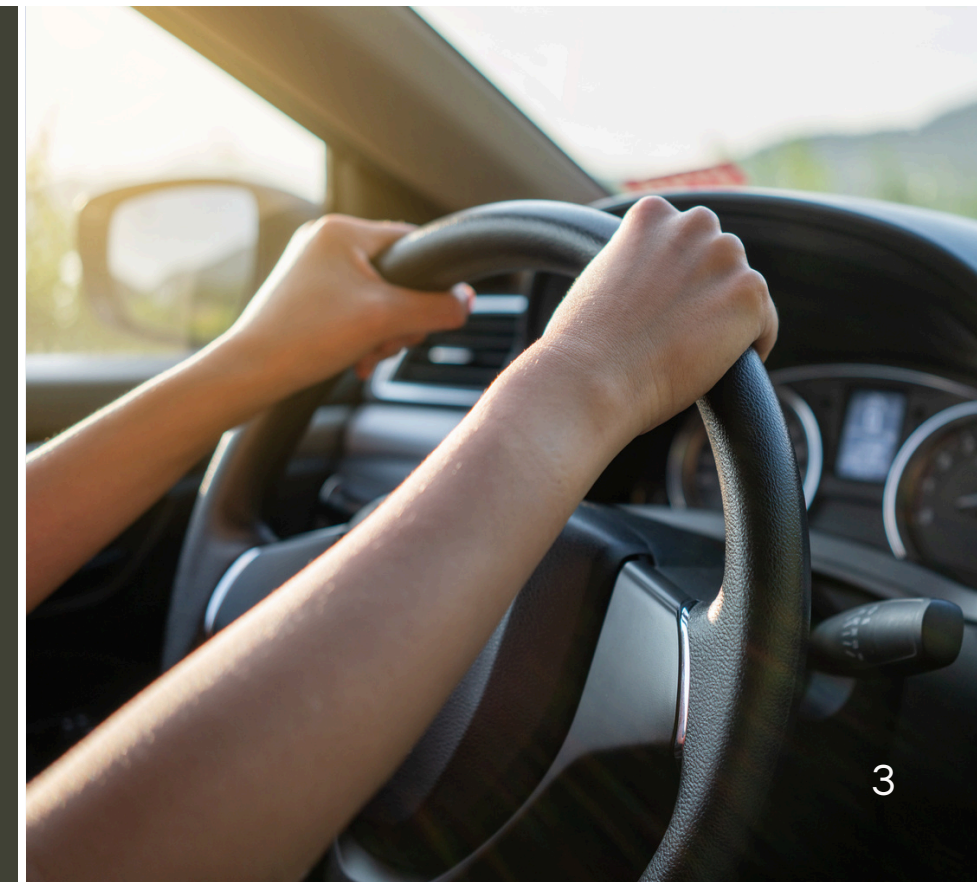


### BY FOOT

- 7 Minutes- Port Place Mall
- 7 Minutes- Starbucks 20
- 8 Minutes- Fast Ferry to Downtown Vancouver
- 10 Minutes- Downtown core
- 15 Minutes to Float Plane Terminal

### BY CAR

- 5 Minutes- VIU
- 7 Minutes - BC Ferries
- 10 Minutes - Hospital
- 90 Minutes to Downtown Victoria





## BUILDING OVERVIEW

ADDRESS BUILDING	155 Fry St, Nanaimo		
DESCRIPTION	Five-story, 57-unit building, ranging from one-bedroom to 2-bedroom homes.		
UNIT MIX	One-bedroom	32	624 - 650 sq. ft
	One-Bedroom + Den	7	719 sq. ft
	Two-Bedroom	18	830 - 871 sq. ft
PARKING	Parking stalls	63	
PRICE RANGES	One-bedroom	\$309,900 - \$399,900 + GST	
	One-Bedroom + Den	\$359,900 - \$429,900 + GST	
	Two-Bedroom	\$449,900 - \$519,900 + GST	

All illustrations reflect the artist's interpretations only. Developer reserves the right to make changes and modifications to the information contained herein without prior notice. This is not an offering for sale. No such offer can be made without a disclosure statement E.&O.E

## BUILDING HIGHLIGHTS



Pet friendly



Quality interior finishings with stainless steel appliance package and in-suite laundry.



63 Parking spaces with ? deisgnated EV charging stations.



Bicycle Storage



Ocean views from select units



## ABOUT NANAIMO

Nanaimo is undoubtedly becoming an Island destination for those looking to make Vancouver Island home and was recently ranked #20 as one of Canada's best small cities. Nanaimo's population in 2021 grew to 99,863 (Stats Canada) and is anticipated to rise upwards of 103,513 by the end of 2022. With a growth rate of 10.3%, Nanaimo's growth almost doubled Canada's rate of 5.2%, making Nanaimo one of the fastest-growing cities in Canada. Opportunities to work remotely accelerated the influx of new residents to smaller urban centres. Home-based businesses account for 41% of total business licenses and have increased by 4% since the pandemic's start. (Stats Canada)

### 1 - LOCATION

Nanaimo, "The Harbour City," is an oceanside community located on the southeast side of Vancouver Island and is its second-largest urban centre.

### 2 - ECONOMY

Widely recognized as the economic hub of North and Central Vancouver Island, Nanaimo is the fifth fastest-growing urban centre in the province.

### 3 - DEMOGRAPHICS

Nanaimo is fast drawing the attention of young professionals and families attracted to the area's affordability and lifestyle.







## Location

Located on the east coast of Vancouver Island, Nanaimo (including the Regional District of Nanaimo) is a commercial hub serving approximately 170,757 people. The region's central location has enabled the City to develop into an important retail, service, transportation, and distribution centre for central and northern Vancouver Island.

The City of Nanaimo contains approximately 58% of the Regional District's population but possesses 75% of its retail and service floorspace. The city hosts numerous satellite offices of Vancouver companies and a very busy Harbour Port Authority. The region has experienced steady and accelerating population growth, increasing 100% from 77,624 residents in 1981 to 155,698 residents in 2016, at an average rate of 2.7% per year.



## Post-secondary Programming

Nanaimo houses the main campus for Vancouver Island University (VIU). Offering a wide range of post-secondary programming, VIU has a student population of 14,484, with a steadily increasing proportion of international students, currently around 2000. Many graduating students choose to stay in Nanaimo and on the Island after completing their education, thereby improving the area's demographic diversity.

## Demographics

The median age of Nanaimo residents, according to Statistics Canada, is 44.2 years, with 66,795 residents — or 63.7% — between the ages of 15 and 64. Residents work mainly in sales and service, trades and transport, business, finance and administration, with an average total private household income of \$76,949. The Regional District of Nanaimo's temperate climate, central location, easy access to education, health care services, and natural beauty are magnets attracting thousands of visitors and relocators annually.







## Transportation

The City of Nanaimo is ideally situated as a transportation hub for Central and North Vancouver Island. The property location facilitates easy mainland access via the Hullo fast ferry to Downtown Vancouver, Harbour Air Seaplanes, Helijet , BC Ferries and Seair Seaplanes. Highway 19, Vancouver Island's main north-south thoroughfare, is just a 8-minute drive away, and Victoria, the provincial capital, just 90 minutes.



## Leisure

A truly walkable community, located conveniently on the edge of downtown Nanaimo. With green space, pathways, and generous sidewalks, inset street parking, bike paths, and easy access to the highway, Harbourview District offers unparalleled urban living. AREA Highlights: Multiple bike lanes, geared for cyclists; wide, pedestrian-friendly sidewalks; short walk to downtown where you will find the art galleries, the museum and a great selection of cafes, restaurants, and entertainment.

## Retail

Nanaimo also possesses Vancouver Island's largest shopping complex, Woodgrove Centre. With Costco and other big box stores are within 15 minutes drive of the property by car, and serve shoppers throughout the Central and North Island. Two minutes drive north from the property is Port Place mall, offering residents a Thrifty Foods, London Drugs BC Liquor Store, and a variety of dining options in addition to services, including CIBC medical lab, and clinic. Also within minutes of the property are independent, boutique shopping and dining in both the Old City Quarter and downtown Nanaimo's Commercial Street.





## NANAIMO RENTAL ANALYSIS

As one of Canada's fastest-growing cities, Nanaimo is also one of BC's fastest-growing cities for rental households (+40%) (Canada). Increased migration grew rental demand faster than supply leading to an overall average rent increase of 7.7%. (Nanaimo Economic report 2021/2022).

UNIT TYPE	AVERAGE RENT	PP.SQ.FT
STUDIO	\$1,612.00	3.50
1 BEDROOM	\$1,740.00	3.69
1 BEDROOM + DEN	\$2,033.00	2.65
2 BEDROOM	\$2,124.00	2.46

\*Zumper May 2024

3.08

AVERAGE PP.SQ.FT



2.7

VACANCY RATE





# COMPETATIVE RENTAL ANALYSIS

## DLX

UNIT TYPE	AVERAGE RENT	AVERAGE SQ.FT	PP.SQ.FT
MICRO	\$945.00	321	3.40
STUDIO	\$1,247.00	465	3.58
1 BEDROOM	\$1,695.00	600	3.54
1 BEDROOM + DEN	\$2,375.00	700	2.95
2 BEDROOM	\$2,348.00	830	3.53
2 BEDROOM + DEN	\$3,700.00	1200	3.24

Rental Data 2023

## NORTH POINT APARTMENTS

UNIT TYPE	AVERAGE RENT	AVERAGE SQ.FT	PP.SQ.FT
STUDIO	\$1685.00	400	2.37
1 BEDROOM	\$1895.00	500	2.64
1 BEDROOM + DEN	\$1960.00	695	3.55
2 BEDROOM	\$2,250.00	750	3.53

Rental Data 2023





## CARDEA

UNIT TYPE	AVERAGE RENT	AVERAGE SQ.FT	PP.SQ.FT
MICRO	\$975.00	412	2.46
STUDIO	\$1250.00	566	2.46
1 BEDROOM	\$1,624.00	798	2.39
1 BEDROOM + DEN	\$1,824.00	904	1.84
2 BEDROOM	\$2,524.00	1062	1.9
2 BEDROOM + DEN	\$3,200.00	1348	2.0

Rental Data 2023

## SUMMER HILL

UNIT TYPE	AVERAGE RENT	AVERAGE SQ.FT	PP.SQ.FT
STUDIO	\$1486.00	300	2.02
1 BEDROOM	\$1600.00	544	3.40
1 BEDROOM + DEN	\$1900.00	600	3.16
2 BEDROOM	\$2,250.00	950	4.22

Rental Data 2023





## BUILDING FEATURES

The Junction boasts an array of ocean, garden, and mountain views—right in the city. With commercial space offered on the ground floor, residents will be able to enjoy the convenience of shops and retail in their own building. Underground parking, EV charging, and bike storage and a guest suite are just a few other amenities





## INTERIORS

The Junction offers intentionally-designed units that can be tailored to residents' personal taste; each purchaser gets to customize their home with the choice between two, curated colour palettes.

The one-bedroom, one-bedroom + den, and two-bedroom condos all offer stainless steel appliances, ample closet space, and a private patio. Each top floor corner unit gets its own Juliet balcony. Additionally, the one-bedroom condos have a walk-through closet and a private entrance to the main bathroom, while the two-bedroom units come with a spacious ensuite.

Residents are also provided with breathtaking views; top floor units on the east side of the building get panoramic scenes of the Salish sea, corner units on the north side overlook the historic Robins' Gardens, and the top floor units on the west side are privy to a picturesque mountain backdrop.

### DAWN



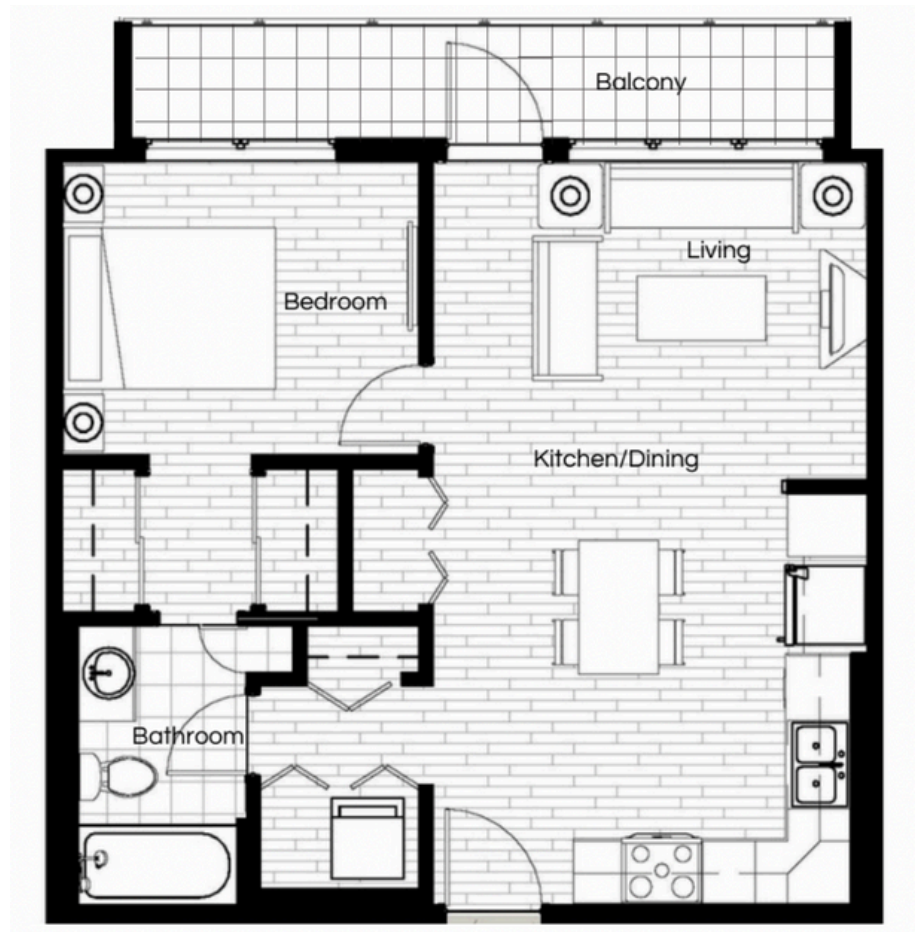
### TWILIGHT



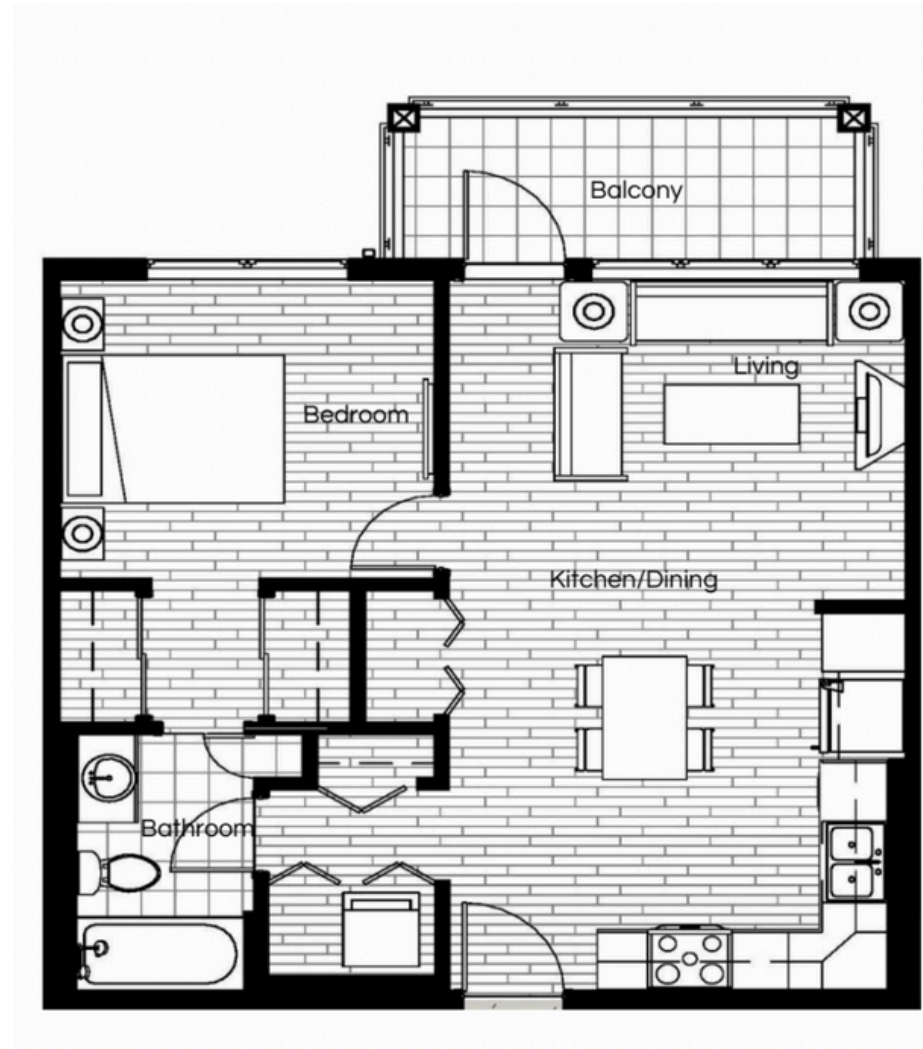


## FLOOR PLANS

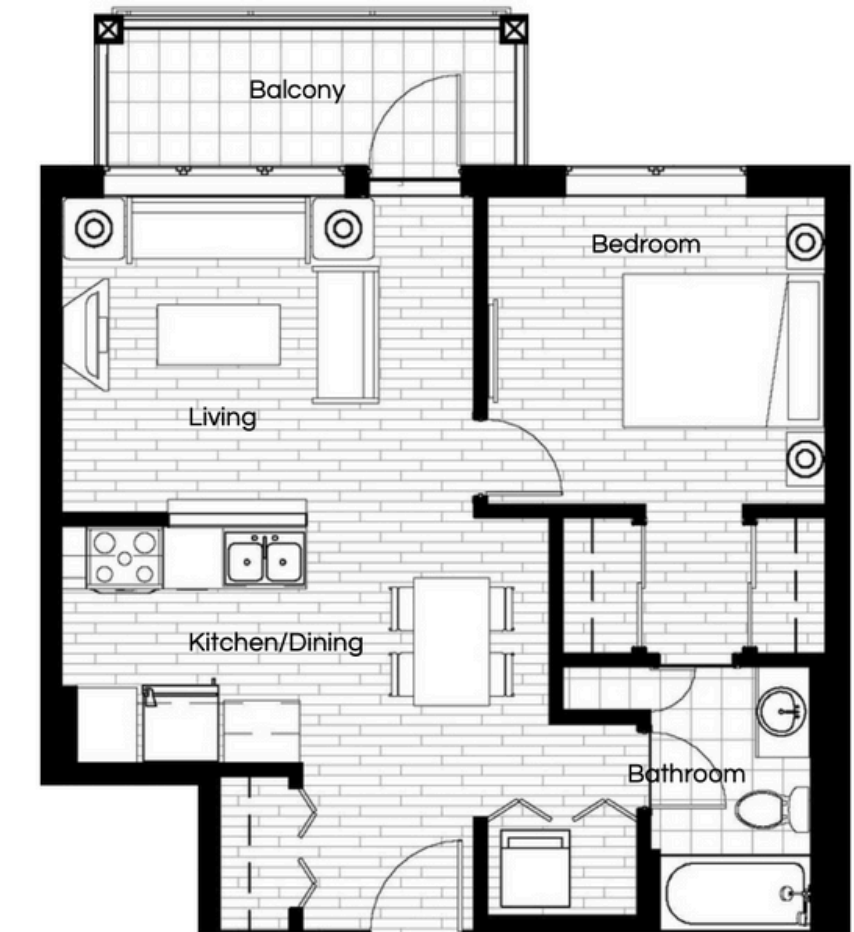
1- Bedroom



Type B-2  
1- Bedroom  
1-Bathroom  
Sqft. 624



Type B  
1- Bedroom  
1-Bathroom  
Sqft. 648

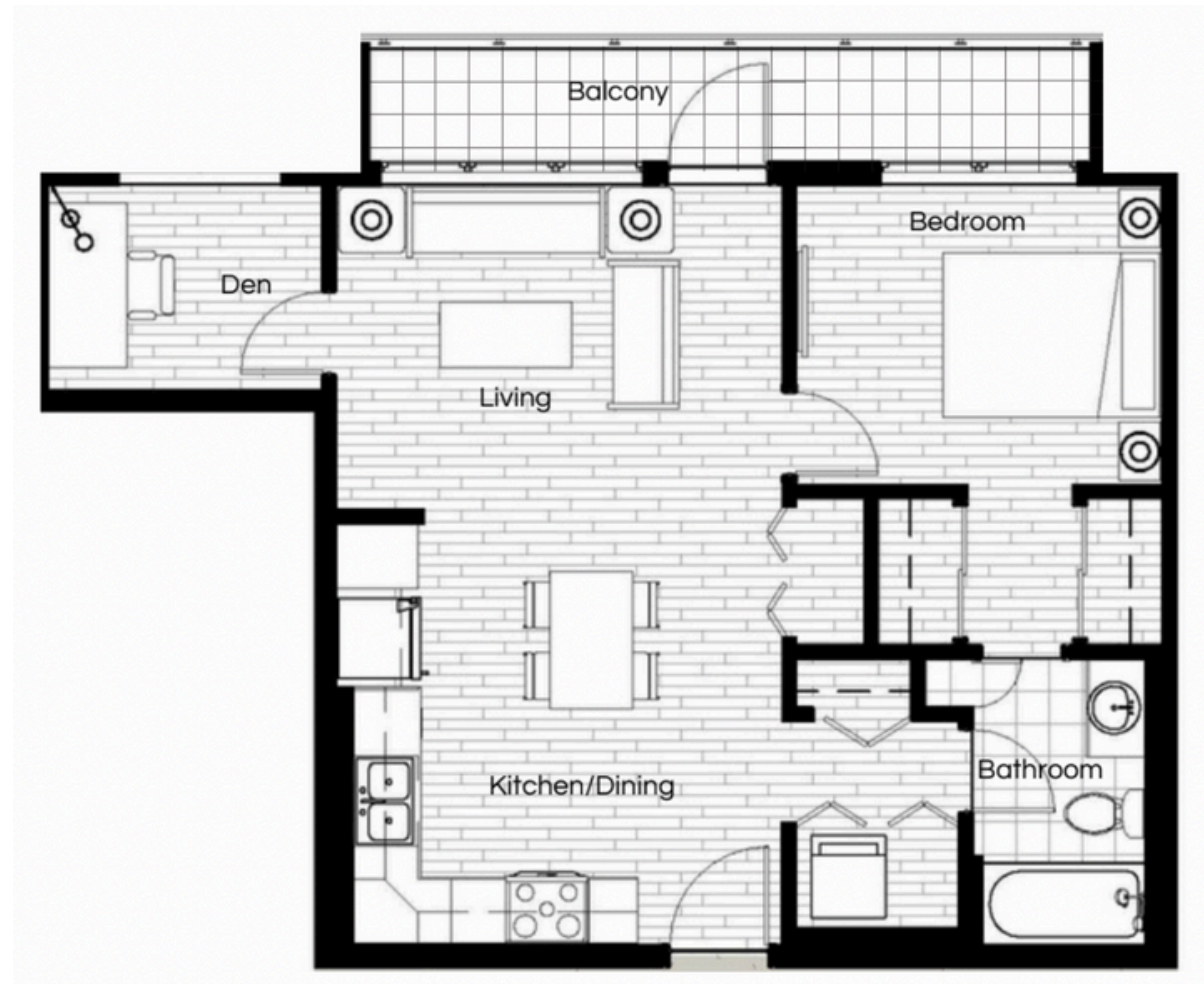


Type D  
1- Bedroom  
1-Bathroom  
Sqft. 648



## FLOOR PLANS

1- Bedroom + Den



Type C-2  
1- Bedroom + Den  
1-Bathroom  
Sqft. 684



Type C  
1- Bedroom + Den  
1-Bathroom  
Sqft. 719



# FLOOR PLANS

2- Bedroom



Type A  
2- Bedroom  
2-Bathroom  
Sqft. 869



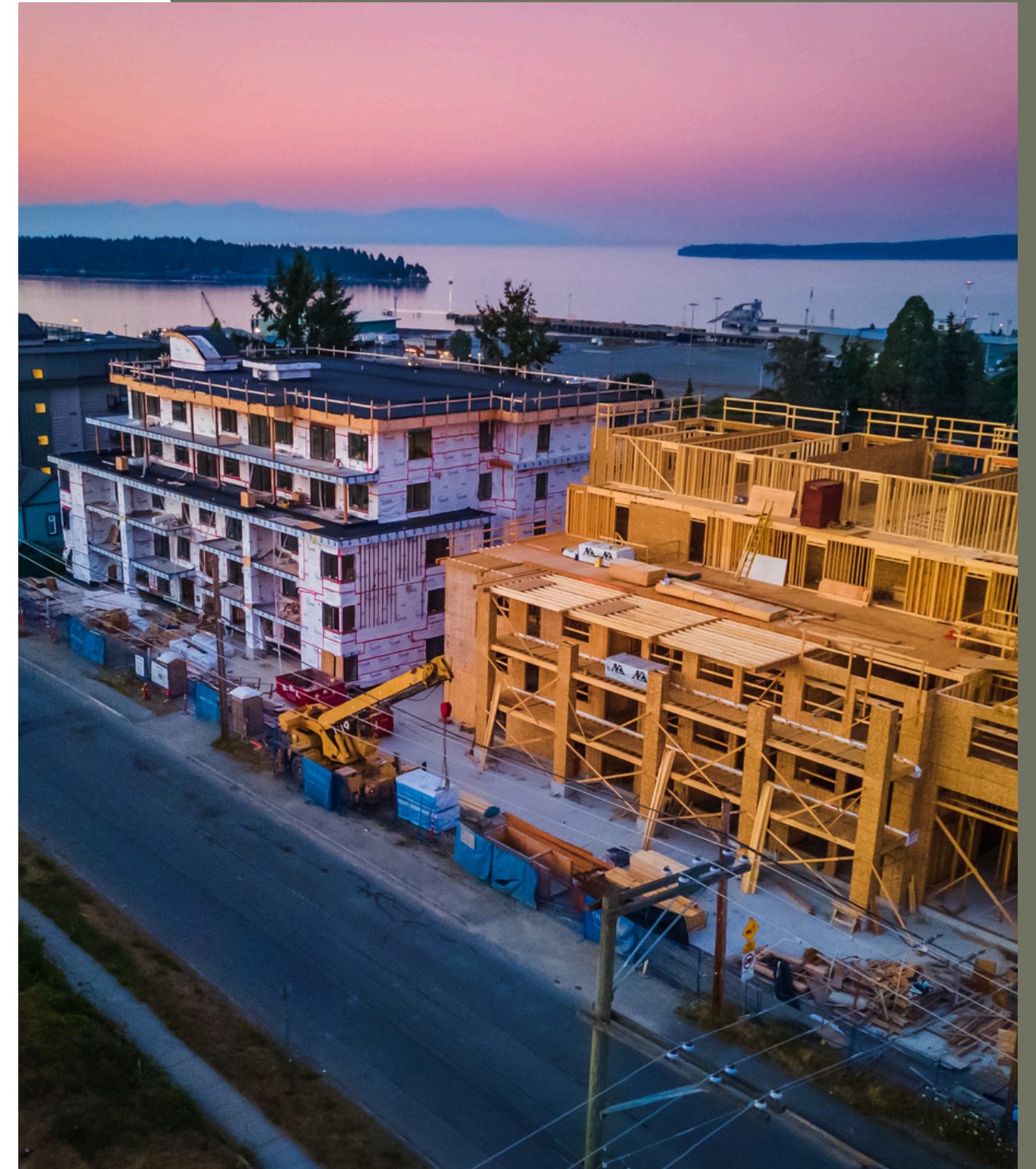
Type A-2  
2- Bedroom  
2-Bathroom  
Sqft. 830



## BUILDER

Parkshore Projects' culture of excellence and innovative design incorporates more than seven decades of combined experience in real estate and construction. From its inception, Parkshore has taken an industry-leading approach to transform the neighbourhoods where people live, work, shop, dine and unwind. The company has earned a reputation for creating timeless, energy-efficient homes specifically tailored to the way people live today. Parkshore Projects partnered with urban design firm D-Ambrosio to create a master vision for the re-imagined Downtown South-End neighbourhood. Staying true to the neighbourhood's Official Community Plan and the City of Nanaimo and South End Community Association's mandates, over the next five years Parkshore will create 280 homes in multiple mid-rise condo buildings linked by walkable, liveable green space.

**parkshore**  
Projects Ltd.





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