

3997 DRINKWATER RD | DUNCAN, BC

FOR SALE

**HEAVY INDUSTRIAL
OWNER-OCCUPIER OPPORTUNITY
WITH HOLDING INCOME**

**10 ACRES OF LAND
9,000 SF WAREHOUSE**



THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to purchase 10 acres of industrial land in Duncan, BC. The Property, located at 3997 Drinkwater Road, has been improved with a fenced and secured 9,042 SF steel frame warehouse built in 2021. The majority of tenants are on month to month leases providing purchasers holding income as well as the flexibility to occupy as required. The Property benefits from I2 Industrial Heavy zoning which allows for a wide range of potential uses. Located 5 minutes from Highway 1, the Property provides convenient access to all of Vancouver Island's population base.

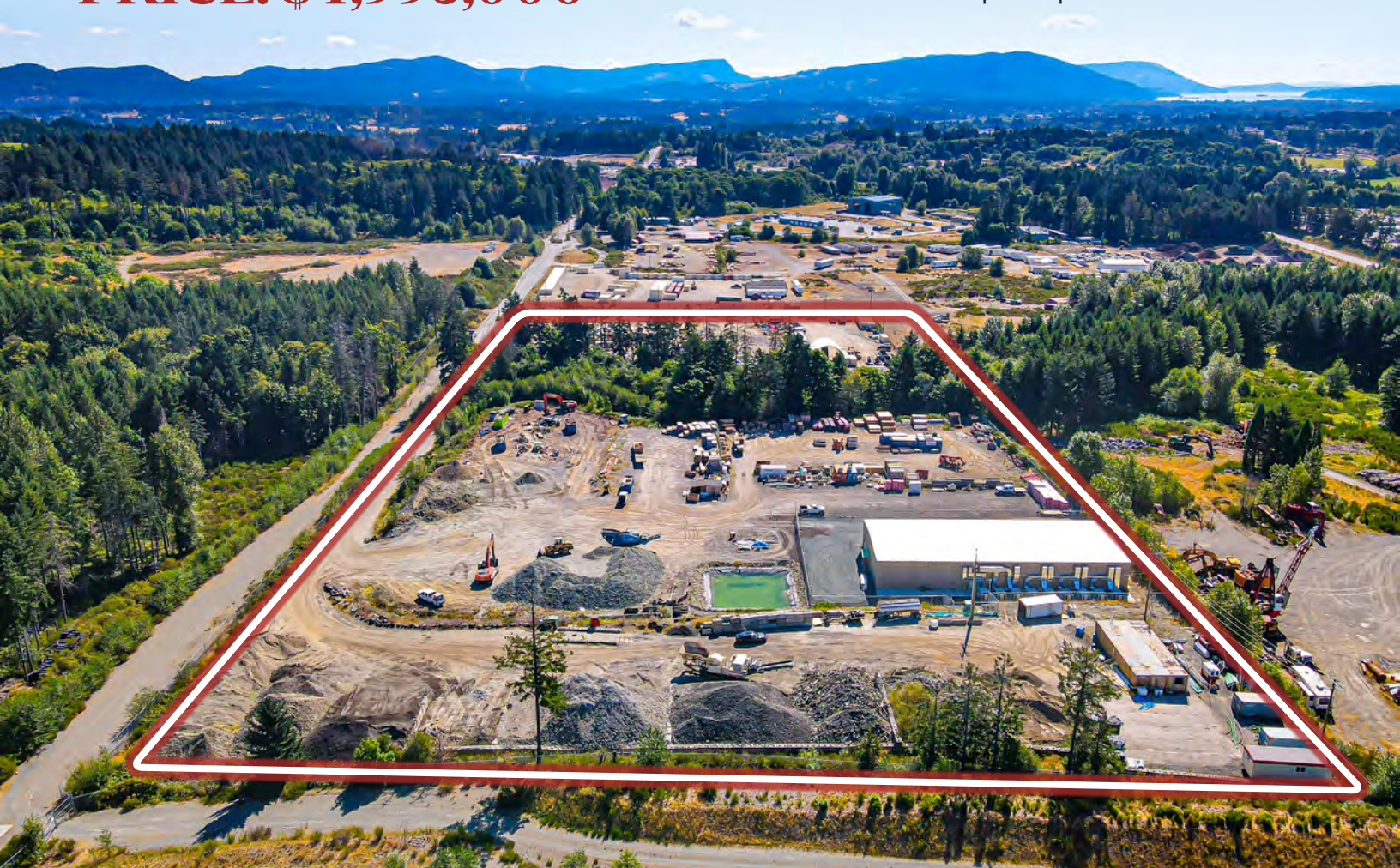
PROPERTY DETAILS

Municipal Address:	3997 Drinkwater Road Duncan, BC PARCEL C (DD 37732-I) OF SECTION 3 RANGE 1 SOMENOS DISTRICT
Legal Address:	
PID:	000-213-675
Lot Size:	10 Acres (435,600 SF)
Improvements:	Warehouse, Single Family Dwelling, Ancillary Site Improvements
Hydro:	600 amp to Warehouse 400 amp to Sea Cans
Zoning:	I2 (Industrial Heavy Zone)
Property Taxes:	\$48,942 (2023)

HIGHLIGHTS

- 10 acres of heavy industrial zoned land
- 9,042 SF fenced steel-frame warehouse available to occupy
- 7 tenants provide significant holding income (single family home + 6 land leases)
- Vacancy & MTM tenancies provide flexibility to occupy as required
- I2 Industrial Heavy zoning allows for a wide range of potential uses
- Located 5 mins from Hwy 1 / Downtown Duncan
- Centrally located between Victoria (60km) and Nanaimo (35km)
- Vendor financing possible
- Cannabis production license available as a separate purchase

PRICE: \$4,995,000



ZONING

Zoning:

I2 - Industrial Heavy Zone

Permitted

- Cannabis production facility

Uses:

(Including, but not limited to)

- Autobody repair
- Auto wrecker
- Custom workshop
- Fueling installations
- Industrial use
- Machine shop
- Recycling depot
- Storage yard
- Retail lumber & building supply
- Equipment sales and rentals

WAREHOUSE

- Vacant 9,042 SF warehouse built in 2021
- Secured within 27,878 SF fenced yard
- Custom built for cannabis production
- Concrete slab with steel frame construction
- 20' ceiling height
- 9 ten-tonne heat pump units & ventilation
- Security system with fob controlled doors
- 3-phase 600 amp service with multiple subpanels
- Specialized lighting
- Automated irrigation system
- 2 washrooms, lunchroom, laundry connections
- Well and septic systems



TENANTS



Vacant



Tenanted
Month to Month



**FOR
SALE**

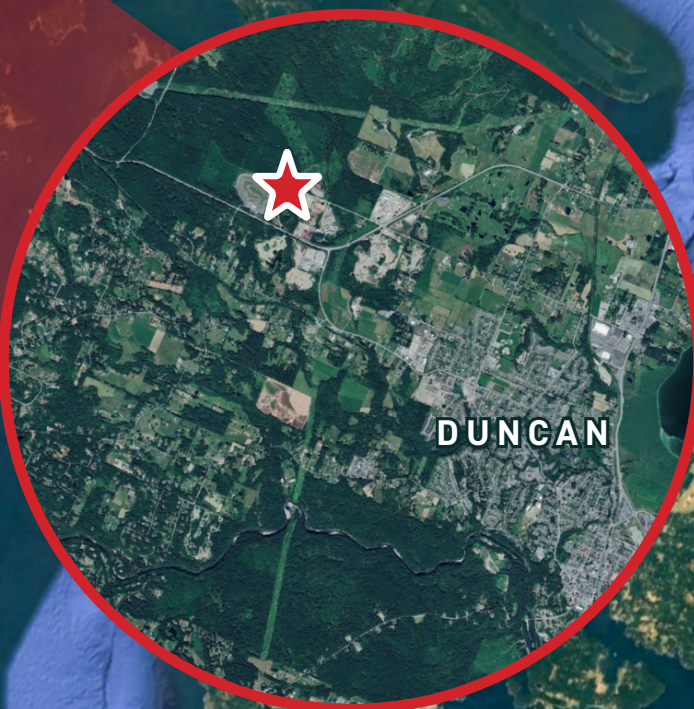
 **SUBJECT PROPERTY**

DUNCAN

60 km



VICTORIA



DUNCAN

**3997 DRINKWATER RD
COWICHAN, BC**

HEAVY INDUSTRIAL OWNER-OCCUPIER OPPORTUNITY WITH HOLDING INCOME

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