

3997 DRINKWATER RD | DUNCAN, BC

**FOR SALE**

# INDUSTRIAL INVESTMENT / OWNER-OCCUPIER OPPORTUNITY

**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

<b>Municipal Address:</b>	3997 Drinkwater Road   Duncan, BC PARCEL C (DD 37732-1) OF SECTION 3 RANGE 1 SOMENOS DISTRICT
<b>Legal Address:</b>	3 RANG 1 SOMENOS DISTRICT
<b>PID:</b>	000-213-675
<b>Lot Size:</b>	10 Acres (435,600 SF)
<b>Improvements:</b>	Warehouse, Single Family Dwelling, Ancillary Site Improvements
<b>Hydro:</b>	600 amp to Warehouse 400 amp to Sea Cans
<b>Zoning:</b>	I2 (Industrial Heavy Zone)
<b>Property Taxes:</b>	\$48,942 (2023)
<b>Cap Rate:</b>	<b>5.79% (5-Year Average)</b>
<b>Stabilized Cap Rate:</b>	<b>8.73% (5-Year Average)</b>

## HIGHLIGHTS

- 10 acres of heavy industrial zoned land
- 9,042 SF fenced steel-frame warehouse
- 9 tenancies provide significant holding income
- 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

**PRICE: \$4,995,000**



## ZONING

**Zoning:**

**Permitted**

**Uses:**

(Including, but not limited to)

**I2 - Industrial Heavy Zone**

- Cannabis production facility
- 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



**FOR  
SALE**

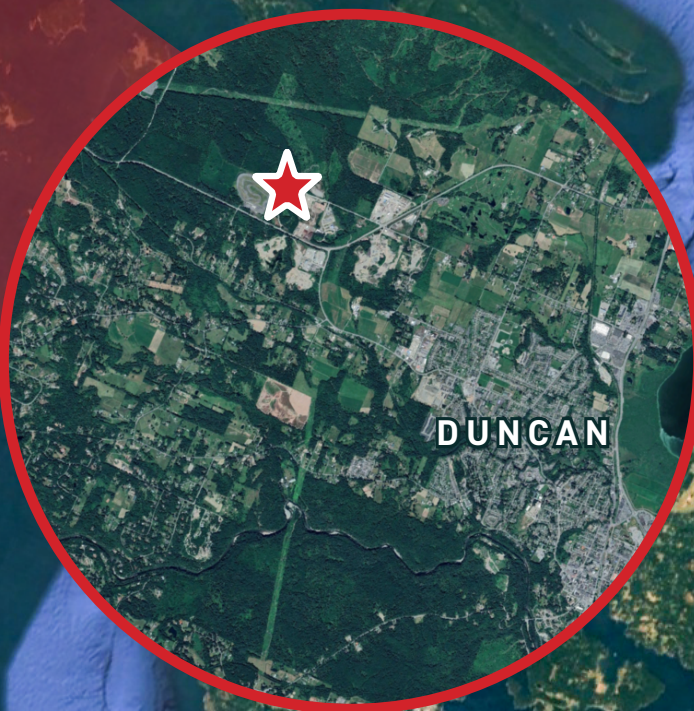
 **SUBJECT PROPERTY**

**DUNCAN**

**60 km**



**VICTORIA**



**DUNCAN**

**3997 DRINKWATER RD  
COWICHAN, BC**

# INDUSTRIAL INVESTMENT / OWNER-OCCUPIER OPPORTUNITY

## EXCLUSIVE ADVISORS:

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