

6854

TRANS CANADA HWY
DUNCAN, BC

CBRE

FOR SALE

4,597 SF Commercial Building on 1.22 Acres
with Exceptional Highway 1 Frontage



THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to purchase a 4,597 SF commercial building on 1.22 acres in Duncan, BC. The Property, located at 6854 Trans Canada Hwy, offers 225+ lineal ft of exceptional highway frontage as well as a fully fenced gravel surfaced yard. The building, which has been utilized for RV sales and service, includes 4 loading bays, retail space, 5 office/storage areas, and 2 two-piece washrooms. The Property benefits from C3 Commercial zoning which allows for an extremely wide range of potential uses and will be sold with vacant possession, providing for an excellent owner-occupier opportunity.

PROPERTY DETAILS

Municipal Address:	6854 Trans Canada Hwy Duncan. BC
PID:	004-339-517
Lot Size:	1.22 Acres (53,143 SF)
Improvements:	4,597 SF Commercial Building, Perimeter Fencing, Gravel Yard
Year Built:	1962
Hydro:	100 and 200 Amp 3 Phase Power
Heating:	Electric Heating Throughout
Ceiling Height:	10' up to 14' in Warehouse
Septic:	Septic Tank in Yard
Loading:	4 Grade Level Doors (12'x12' 10'x12')
Zoning:	C3 Commercial Service Zone
Property Taxes:	\$24,630.22 (2024)

HIGHLIGHTS

- 1.22 acres of land (concrete/gravel surfaced)
- 4,597 SF building
- 4 loading bays
- Secured yard with perimeter fencing
- Over 225 lineal ft of Highway 1 frontage
- C3 Commercial Service Zoning allows for a wide range of potential uses
- Located at the North end of Duncan, minutes from downtown & new hospital
- Centrally located between Victoria (60km) and Nanaimo (35km)
- Sold with vacant possession

PRICE: \$2,200,000



ZONING

Zoning:

C3 Commercial Service Zone

Permitted

Uses:

(Including, but not limited to)

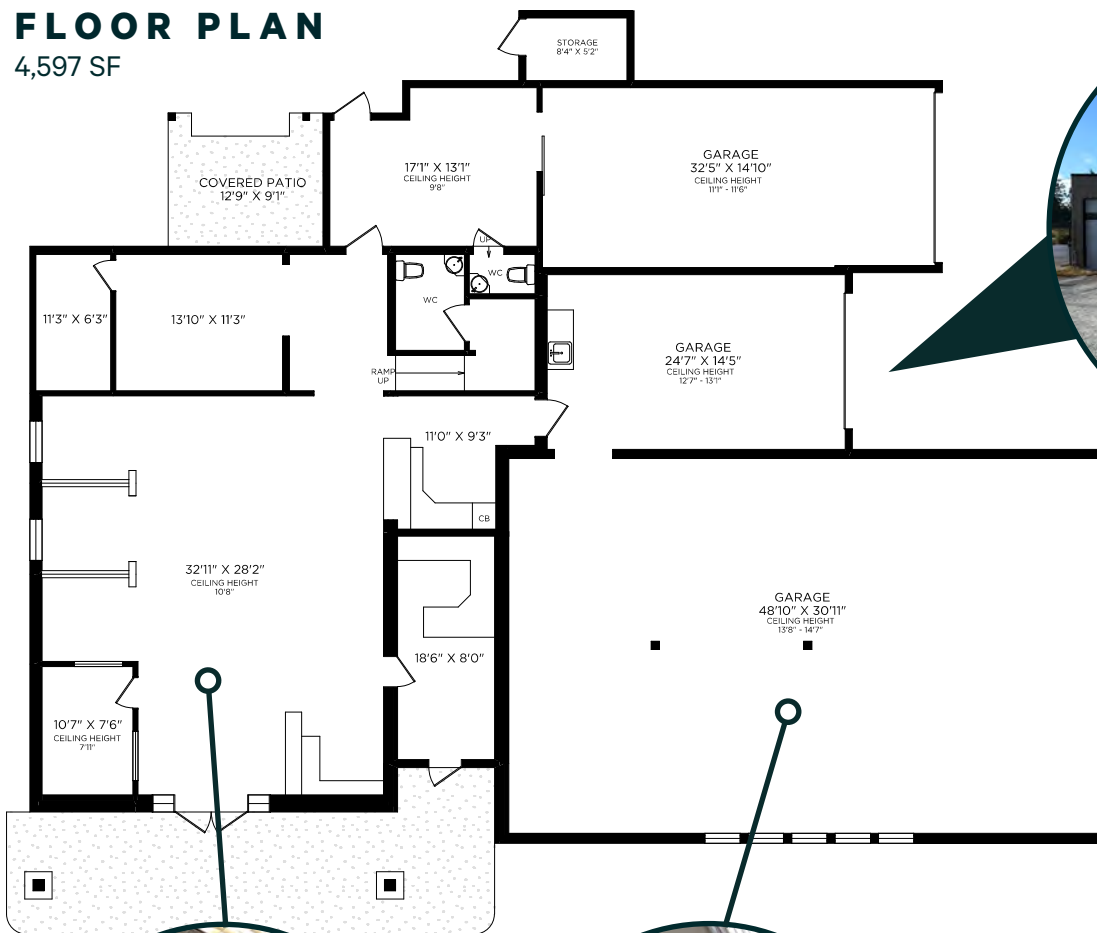
- Auto repair shop
- Major equipment repair
- Cannabis production
- Vehicle sales and rental
- Truck depot
- Warehousing
- Car wash
- Veterinary clinic
- Lumber and building supply
- Mini-warehousing
- Service station
- Tool rental

BUILDING

- 4,597 SF of building area
- 4 loading bays
- (two 12' x 12' doors, two 10' x 12' doors)
- Retail/reception area
- 5 office/storage areas
- 2 two-piece washrooms
- Covered patio area
- 100 and 200 amp 3-phase power
- Electric heat throughout
- 14' ceilings in warehouse
- Metal roofing

FLOOR PLAN

4,597 SF



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TRANS CANADA HWY
DUNCAN, BC

DUNCAN

SUBJECT PROPERTY



DRIVE TIMES

DOWNTOWN DUNCAN
5 MINUTES

NEW COWICHAN HOSPITAL
2 MINUTES

NANAIMO
35 MINUTES

VICTORIA
50 MINUTES



VICTORIA



6854 TRANS CANADA HWY
COWICHAN, BC

4,597 SF Commercial Building on 1.22 Acres of Land with Exceptional Highway 1 Frontage

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