

For Sale

3474

AUBY PLACE

NORTH COWICHAN, BC

Tensor Industrial Park Development Opportunity



CBRE

THE OFFERING

CBRE Limited is pleased to present the opportunity to purchase an industrial zoned 0.84-acre site with potential for up to 11 strata industrial units with warehouse space below and office/ residential above. Located at 3474 Auby Place in Tansor Industrial Park with easy access to highway 18. Berkey's Corner is nearby with excellent amenities including Country Grocer and Tim Hortons. Tansor industrial Park is home to several existing businesses such as Bayside Machine Services, PURICA, and MedPro Respiratory Care.

HIGHLIGHTS

- ✓ Easy access to Highway 18
- ✓ 0.84 Acres (36,590 Sq. Ft.) of industrial land
- ✓ Opportunity to develop within a rapidly growing area of the Cowichan Valley
- ✓ Potential development plan for 11 industrial strata units - warehouse below and office above*

PRICE
\$2,275,000

*CONTACT AGENTS FOR FURTHER
DETAILS REGARDING DEVELOPMENT
PLANS.



SITE PLAN



DETAILS

CIVIC ADDRESS

3474 Auby Place, Duncan BC V9L 6Y8

PID

031-083-765

LEGAL ADDRESS

PARCEL A (BEING A CONSOLIDATION OF LOTS 5 & 6 SEE CA8162492)
SECTION 20 RANGE 3 QUAMICHAN
DISTRICT PLAN VIP77684

LAND SIZE

0.84 ACRES (36,590 SF)

ZONING

I1: Industrial Light Zone

PERMITTED USES

INCLUDING BUT NOT LIMITED TO

- Autobody repair
- Cannabis production facility
- Labratory
- Machine Shop
- Recycling Depot
- Fitness centre
- Wholesale
- Tool and equipment sales/rentals

POTENTIAL DEVELOPMENT SCHEME



For Sale



TANSOR INDUSTRIAL PARK DEVELOPMENT OPPORTUNITY

Contact Us

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CBRE

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