# For Sale

## 3474 AUBY PLACE

NORTH COWICHAN, BC

Tansor Industrial Park Development Opportunity



**CBRE** 

## THE OFFERING

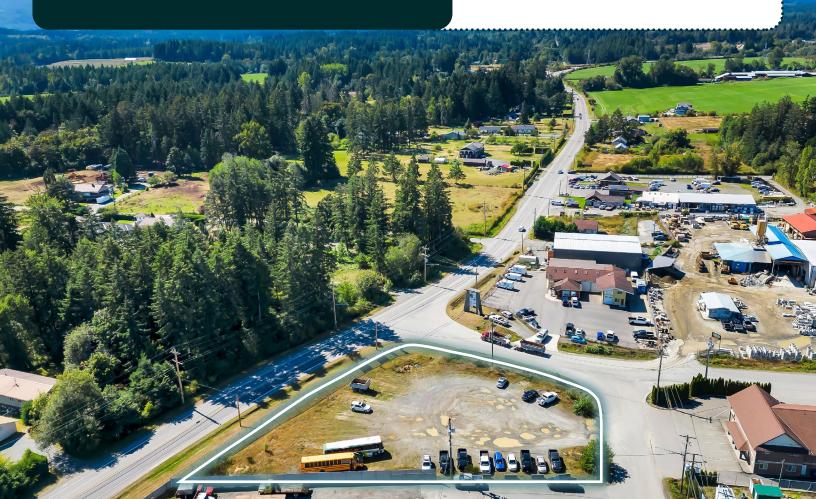
CBRE Limited is pleased to present the opportunity to purchase an industrial zoned 0.84-acre site with potential for up to 11 strata industrial units with warehouse space below and office/ residential above. Located at 3474 Auby Place in Tansor Industrial Park with easy access to highway 18. Berkey's 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



#### POTENTIAL DEVELOPMENT SCHEME



## **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



## TANSOR INDUSTRIAL PARK DEVELOPMENT OPPORTUNITY

#### **Contact Us**

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