

FOR
SALE

CBRE

421

TRANS-CANADA HWY
DUNCAN, BC

High-Visibility Commercial Land Investment Opportunity Fronting Trans-Canada HWY 1



OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to purchase 421 Trans Canada Highway in Duncan BC. The 20,848 SF lot is currently leased to a strong covenant tenant, with two 5-year renewal terms remaining on the site. The property sits on the corner of the Trans Canada Highway and Coronation Ave, in the heart of the Duncan core.

HIGHLIGHTS

- 20,848 SF of flat gravel surfaced land
- Over 165 feet of high-traffic HWY 1 frontage
- Corner lot (HWY 1 at Coronation Ave)
- Extremely well situated within the Duncan commercial core
- Significant in-place income with additional upside upon renewal (May 2026)
- Strong covenant tenant
- Flexible and comprehensive zoning
- Long-term development potential

PRICE: \$2,185,000

CONTACT AGENTS FOR CAP RATE

ZONING: HCC

Permitted Uses (Including, but not limited to)

- Automotive Fueling Station
- Car Wash
- Drive Through
- Financial Institution
- Repair Service, Automotive / General
- Retail & Personal Service
- Restaurant

PROPERTY DETAILS

Municipal Address:

Legal Description:

PID:

Lot Size:

Zoning:

Property Taxes:

421 Trans Canada Hwy | Duncan, BC
LOT A, PLAN VIP41839, SECTION 17,
RANGE 6, QUAMICHAN LAND DISTRICT
000-897-833
0.48 Acres (20,848 SF)
HCC - Highway Corridor Commercial
\$15,103.35 (2025)

DOWNTOWN DUNCAN

- 1 Nissan of Duncan
- 2 Duncan Dodge
- 3 Burger King
- 4 Original Joe's
- 5 Dollarama
- 6 Boston Pizza
- 7 A&W
- 8 Wendy's
- 9 McDonalds
- 10 Cowichan Recreation
- 11 Cowichan Secondary
- 12 V.I. University
- 13 TD Canada Trust
- 14 Green Leaf Bistro
- 15 Co-op Gas
- 16 Dairy Queen



421 TRANS CANADA HWY
DUNCAN, BC

High-Visibility Commercial Land Investment Opportunity Fronting Trans-Canada HWY 1

CBRE

EXCLUSIVE ADVISORS:

Ross Marshall

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
250 386 0004
ross.marshall@cbre.com

Chris Rust

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
250 386 0005
chris.rust@cbre.com

Cooper Anderson

Sales Associate
Investment Properties Group Victoria
250 386 0276
cooper.anderson@cbre.com

CBRE LIMITED 110-800 YATES STREET | VICTORIA, BC V8W 1L8 | WWW.CBRE.VICTORIA.COM

www.cbre.ca
www.cbrevictoria.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the information. The recipient of the information should take such steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.