

FOR SALE

CENTRALLY LOCATED INDUSTRIAL STRATA LOTS WITH HIGHWAY 18 FRONTAGE

Minutes From Highway 1 & Downtown Duncan, BC



DRINKWATER ROAD | COWICHAN, BC

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CBRE

The Offering

Five Rare Industrially Zoned Lots Fronting Highway 18 in Cowichan, BC

CBRE Limited is pleased to offer for sale five industrial strata lots, which can be purchased together or separately, in Cowichan, BC. Fronting Highway 18 at Drinkwater Road, the flat and cleared lots range from 0.67 - 1.32 acres. Flexible I1 zoning provides a multitude of uses for industrial operators. Users will benefit from the exceptional proximity to Highway 1 in Duncan, the opportunity to service all of the South and Mid Island, and the visibility from Highway 18.



Highlights

- + 4.76 Acres of industrially zoned land with Hwy 18 frontage
- + Stratified into 5 lots, can be purchased individually or together
- + Lot sizes range from 0.672 - 1.322 Acres
- + Strata Lot 6 & 5 are fenced and electric gated
- + Strata Lot 7 offers corner lot exposure (Hwy 18 and Drinkwater Rd)
- + All lots provide a flat and fully cleared surface
- + Easy access via common property road parallel to Highway 18
- + Exceptional proximity to Downtown Duncan & Highway 1
- + Opportunity to service all of the South/Mid Island conveniently

I1 Light Industrial Zone Permitted Uses:

(Including, but not limited to)

- Industrial use
- Cannabis production
- Vehicle repair, sales, parts
- Storage yard
- Tool & equipment sales/rental
- Mini-warehousing
- Warehouse
- Wholesale
- Retail lumber & building supply
- Recycling depot
- Machine shop
- Food and beverage processing

Details

| | A | B | C | D | E |
|------------------------|--------------------------|-------------------------|-------------------------|--------------------------|--------------------------|
| Strata Lot: | SL6 | SL5 | SL4 | SL3 | SL7 |
| PID: | 029-525-888 | 029-525-870 | 029-525-861 | 029-525-853 | 029-525-194 |
| Land Size: | 0.672 Acres 29,272 SF | 0.85 Acres 37,026 SF | 0.95 Acres 41,382 SF | 0.966 Acres 42,079 SF | 1.322 Acres 57,586 SF |
| Zoning: | I1 | I1 | I1 | I1 | I1 |
| Fenced: | Yes | Yes | No | No | No |
| Property Taxes: | \$9,545 | \$10,378 | \$10,763 | \$10,840 | \$12,074 |
| Price: | \$660,000 | \$840,000 | \$850,000 | \$865,000 | \$1,300,000 |

Price (All Lots - 4.76 Acres): \$3,990,000





DRIVE TIMES

DOWNTOWN DUNCAN

5 MINUTES

NEW COWICHAN HOSPITAL

2 MINUTES

NANAIMO

35 MINUTES

VICTORIA

50 MINUTES

 SUBJECT PROPERTY

DUNCAN



VICTORIA

DUNCAN

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EXCLUSIVE ADVISORS:

Cooper Anderson

Sales Associate
Investment Properties Group Victoria
+1 250 386 0276
cooper.anderson@cbre.com

Ross Marshall

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
+1 250 386 0004
ross.marshall@cbre.com

Chris Rust

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
+1 250 386 0005
chris.rust@cbre.com

SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTIES

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

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