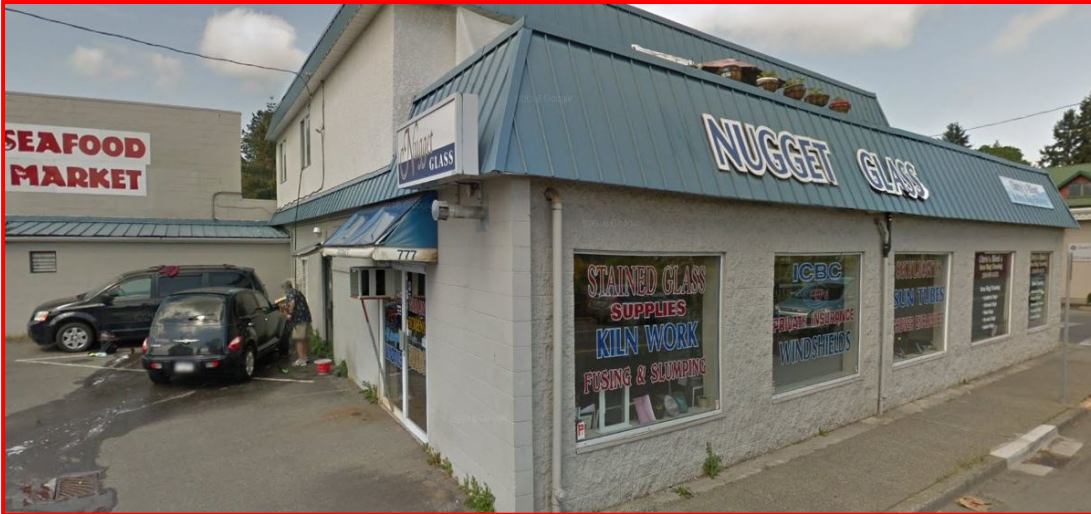
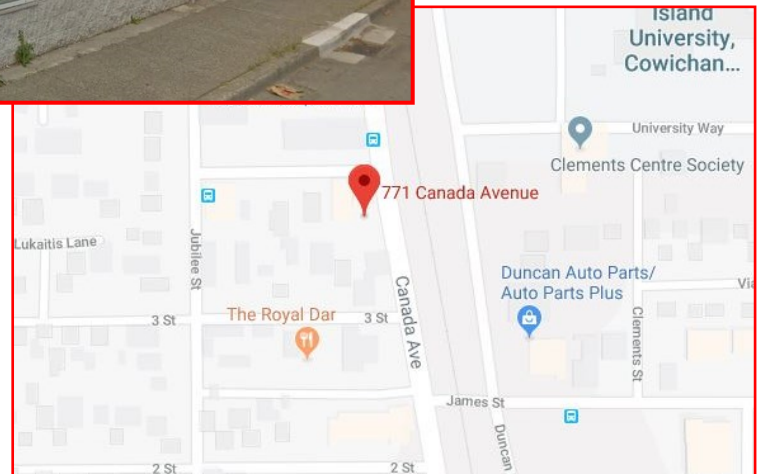


FOR LEASE

Downtown Corner Location
Unit 134B - 771 Canada Avenue
Duncan, BC



**771 Canada Avenue
Duncan, BC**



The Opportunity

- 1,269 sq ft commercial unit
- Exceptional corner location in downtown Duncan
- Located on a high traffic artery close to all amenities
- Well maintained building
- Zoned DTC (Downtown Comprehensive Commercial) with vast number of uses including retail, service, office, fitness studio, and more

This popular building rarely has a vacancy - don't miss out!

For More Information:

Kristie Haz

**Representative
Cowichan Valley**

250.883.0477

khaz@naicommercial.ca

Vancouver Island

Vancouver Island is the first choice as a retirement location among Canada's aging population, who are attracted to the Island's favourable climate, spectacular natural amenities and engaging ambiance. The more populated southern half of the Island has grown steadily, bringing the total island population to approximately 773,000 in 2012. Another 4,000 to 5,000 new residents are expected to arrive annually for years to come.

The Island's diverse ecology, gorgeous coastline and pristine setting make it one of the premier vacation destinations for international and local travelers alike. In 2012, the prestigious travel publication, Conde Nast, rated Vancouver Island as the #1 island in Canada and 6th best worldwide, with Victoria, Parksville and Tofino being the most popular spots year round. Overall tourism spending on the Island is estimated to be well in excess of \$2.0 billion annually.

Duncan

Duncan serves as an economic hub for the Cowichan Region, providing health care, retail, professional services and cultural tourism. Its downtown area has a rich heritage, including the 100 year old City Hall and clock tower, train station and the Cowichan Valley Museum. Duncan's goal is to be a carbon neutral, healthy and affordable community with a strong economy. The city is known for great shopping and dining and as a major employment hub for the region. The area is home to Vancouver Island University, public schools and private schools.



Offered for Lease

\$19.25 per sq. ft. Gross