

The Opportunity

This exceptional leasing opportunity is located on the Trans Canada Highway, Duncan's main commercial artery. With excellent signage on a busy road, the property offers high visibility and easy access.

The 1,518 sq ft space is zoned HCC (Highway Corridor commercial) which permits a range of commercial uses that require convenient access to the Trans Canada Highway.

Six parking stalls are situated at the front of the property and ten at the rear, accessible from Whistler Street.

The space is wheelchair accessible and the existing tenant improvements include a washroom and storage space.

For More Information:

SUE McKITRICK

BA (Hons) MBA

Associate Broker
Comox Valley

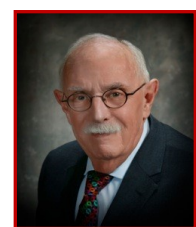


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FOR LEASE

488 Trans Canada Hwy
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INTERIOR PHOTOS



Location

New population estimates report that Vancouver Island holds the top three spots in the top-10 fastest growing communities in British Columbia with a population of at least 5,000, with Duncan being number 2 at 3.7 percent.

What better place to invest!

Only about 50 kilometers from Victoria to the south and Nanaimo to the north, the City of Duncan serves as an economic hub for the Cowichan Region. It provides health care, retail, professional services and tourism, and the downtown area has a rich heritage.

Duncan's goal is to be a carbon neutral, healthy and affordable community with a strong economy. Known for great shopping and dining and as a major employment hub for the region, Duncan is also home to Vancouver Island University, public schools and private schools.

The City of Duncan serves the Cowichan Valley which has a population of approximately 80,000.

Offered for Lease

Net rate: \$15.00 per sq ft

Operating expenses estimated at \$3.25 per sq ft (2019)