



The Opportunity

NAI Commercial is pleased to offer Unit 2B - 2753 Charlotte Road in Duncan. This 771 square foot 2nd floor unit is ideal for an office.

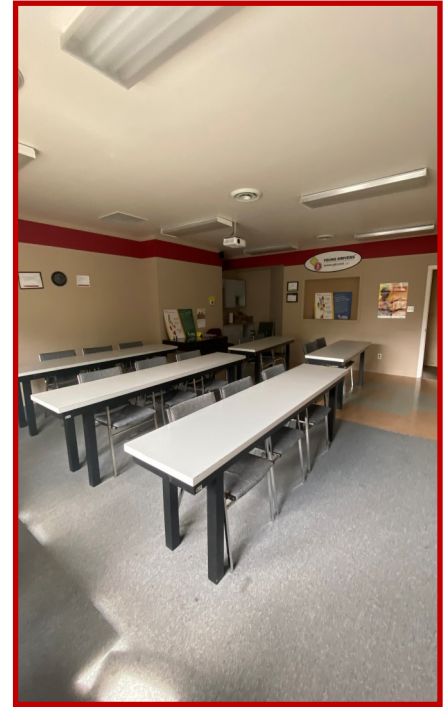
Plenty of parking and busy neighbouring businesses ensure plenty of activity in this popular area.

A large parking lot is available directly in front and behind of the mall, providing easy access to this unit.

For More Information:

KRISTIE HAZ
Representative
Cowichan Valley
250.883.0477

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Zoning

Zoned C5 (Village Commercial Zone 5) which permits the following principal uses:

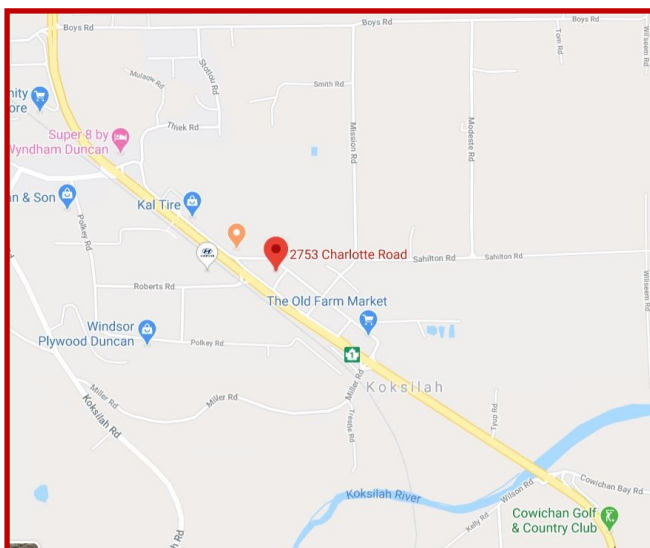
- ◆ Office / Retail Sales
- ◆ Financial Institution
- ◆ Agricultural and Horticultural Supply Sales
- ◆ Restaurant / Café / Catering Service
- ◆ Health Studio / Artist Studio / Personal Service
- ◆ Independent School

Please check the City of Duncan's website for a complete list of uses.

Location

Duncan is approximately 50 kilometers from both Victoria to the south and Nanaimo to the north. It serves as an economic hub for the Cowichan Region which has a population of approximately 80,000.

It provides health care, retail, professional services and cultural tourism. 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 and private schools.



Offered for Lease

\$11.00 per sq ft

Net Lease Rates Plus Operating Expenses & Taxes Estimated at \$4.00 per sq ft