



Offered For Sale

63 Cowichan Lake Road
Cowichan Lake, BC

Garage-to-Restaurant Conversion
with approved plans and active
building permit for a 48-seat
restaurant.

\$895,000.00

For more information:

Kristie Haz, P.R.E.C.

250-883-0477 • khaz@naicommercial.ca

For Sale

Garage-to-Restaurant Conversion

63 Cowichan Lake Road
Cowichan Lake, BC



Garage-to-Restaurant Conversion

Approved plans and active building permit are in place for a restaurant. Capacity (48) based on an approved parking plan. Plenty of room to expand seating and add a liquor license.

This is truly a one-of-a-kind prime visibility location in the centre of town and right beside the busy Country Grocer, BC Liquor Store and shopping centre.

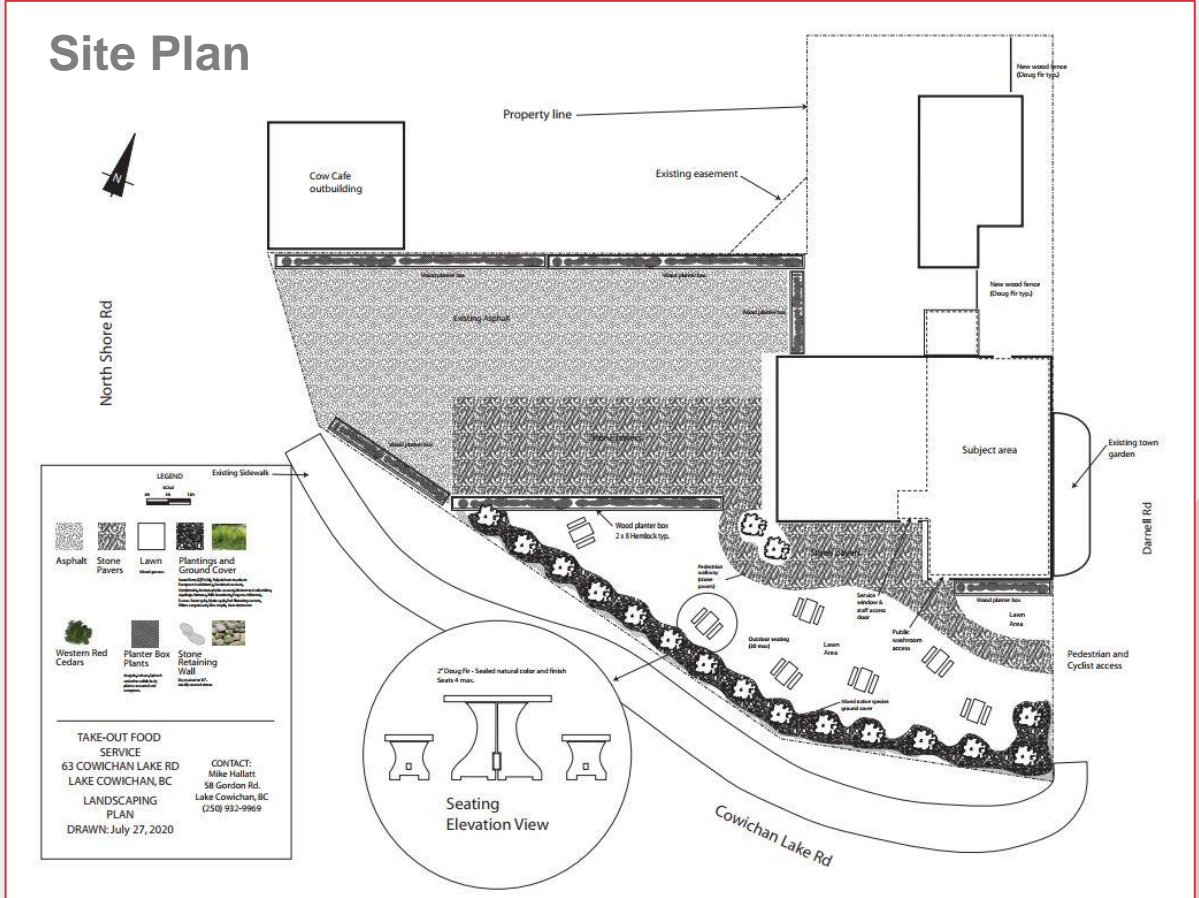
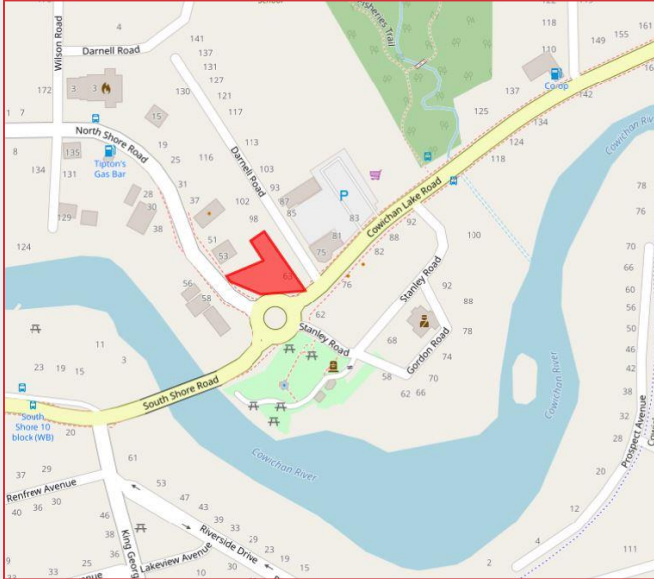
Includes a huge workshop-ready building adjacent to the main garage structure.

Re-development beyond existing allowable uses (C1 Zoning) or buildout requiring excavation will require an update of existing Phase 2 & 3 environmental studies and additional soil monitoring (1995 brownfield designation from prior use as a gas station - both documents available for review).

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Zoning: C-1

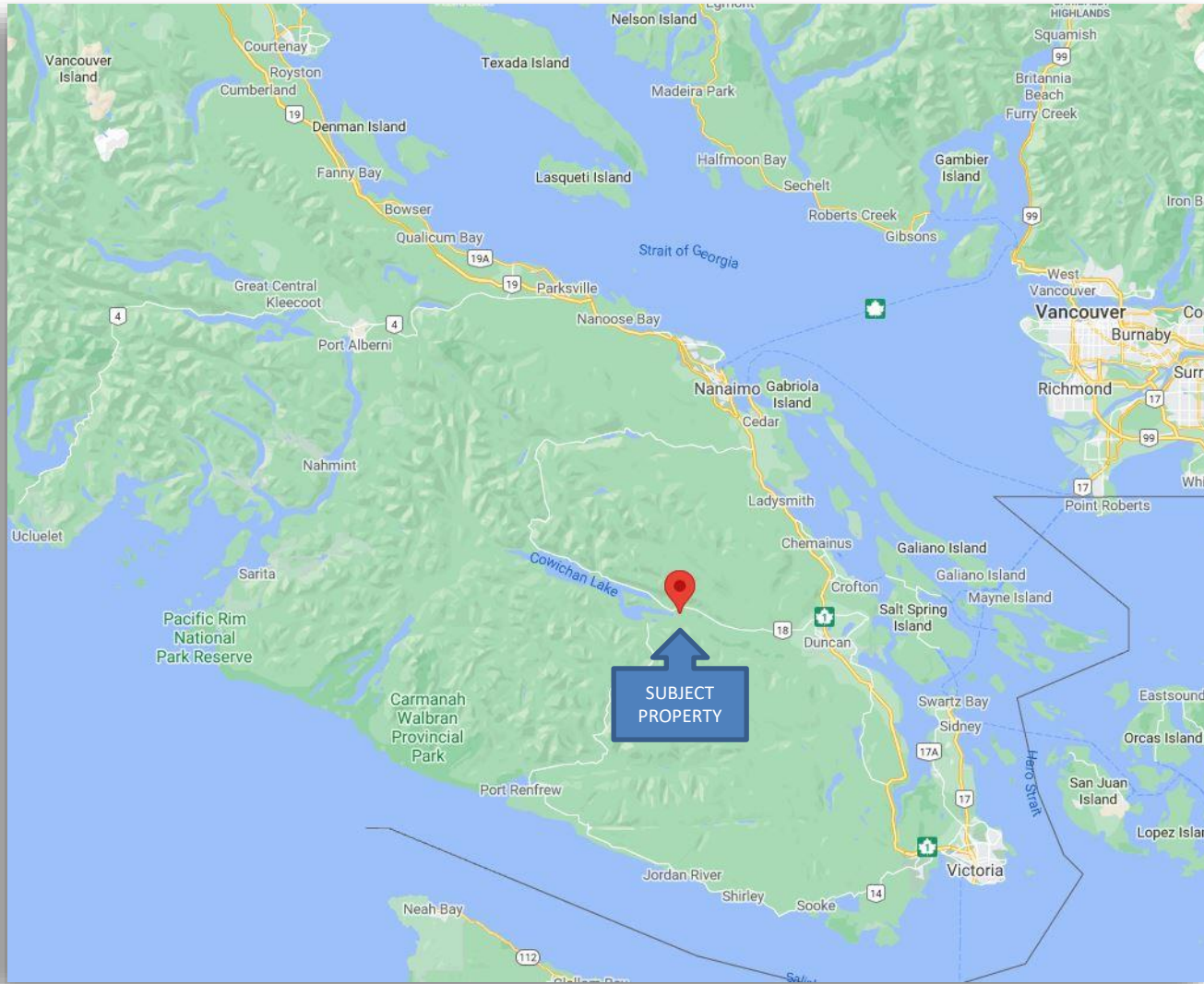
The intent of the C-1 General Commercial Zone is to provide for a broad range of commercial uses, limited manufacturing and high density residential uses.

Legal Description: LOT A (DD N28764), SECTION 6, COWICHAN LAKE DISTRICT, (FORMERLY RENFREW DISTRICT), PLAN 6727

2020 Municipal Gross Taxes: \$7,329

Property Size: .45 Acres

PID No: 000-408-956



- Lake Cowichan, is a town located on the east end of Cowichan Lake, 27 kilometres west of Duncan, British Columbia.
- The Lake, river and mountains attract thousands of year-round visitors. The town is located on the Pacific Marine Circle Route and is also a gateway to many west coast adventure destinations such as Port Renfrew, Bamfield, Nitinat and the Carmanah Wallbran Valley.
- The city of Duncan is approximately 60 kilometers from Victoria to the south and Nanaimo to the north.
- Duncan serves as an economic hub for the Cowichan Region. It provides health care, retail, professional services and tourism.

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Executive Summary
63 Cowichan Lake Road, Cowichan Lake, BC

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NAI Commercial

NAI Commercial Central Vancouver Island Ltd. is a full service commercial real estate brokerage providing personalized service in central Vancouver Island since 1993. We are a locally owned firm, a member of the Vancouver Island Real Estate Board, and have global reach through our association with NAI Global. Our team of dedicated professionals provides clients with market knowledge and insight for the region stretching from Duncan to Campbell River and west to Tofino.

Kristie Haz

Personal Real Estate Corporation | Trading Representative

Kristie has been rooted in the Real Estate Industry for 25+ years. With an established background in development and construction, Kristie has built over 100 homes including both single-family and multi-family projects, in British Columbia. Kristie is committed to “win-win” business strategies and believes in efficient, timely, and accurate execution of transactions.

This modern-day thinker and hard worker is inspired by the creative process, thriving on crafting something extraordinary out of nothing. With Kristie’s vast amount of experience, she is a seasoned negotiator and has an acumen for high risk and complex deals. Kristie has an innate ability to put puzzles together and make land make sense.

Anyone who meets Kristie immediately absorbs the life force inside of her. She has an explosion of perception and empathy. Kristie is a certified NLP Practitioner and Reiki Master.

Kristie has two kids, Mckenna and Cooper, who are both in University. Mckenna is an NCAA Division 1 Rugby Athlete and marketing major. She recently launched a sustainable activewear line SEAAV Athletics. Cooper is attending Royal Military College and is working towards obtaining his construction engineering degree.

