

**AVISON
YOUNG**

For Sale

2765 Chaster Road

Duncan, BC

3.89 Acre Commercial Zoned Site with Highway Exposure



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Salient Details

LEGAL DESCRIPTION

Lot 1, Section 13, Range 7, Quamichan District, Plan 8889

Property Identifier: 005-478-821

SITE AREA

3.89 acres (169,448 SF)

IMPROVEMENTS

Multiple shops and covered structures

ZONING

C-6 – Village Service Commercial 6

OFFICIAL COMMUNITY PLAN

Koksilah Village Designation. Envisions a mixed-use neighborhood with a mix of commercial and residential uses.

ENVIRONMENTAL

Phase 1 & Phase 2 completed

PROPERTY TAXES

\$25,336 (2024)

NEW ASKING PRICE

~~\$4,950,000~~ \$4,500,000

Four Million, Five Hundred Thousand Dollars

The Opportunity

The subject property is situated in the Koksilah Village area of the Cowichan Valley Regional District just south of the Duncan municipal boundary. The Koksilah Village is a mix of light industrial, service commercial, residential, and office uses with the village being bisected by the Trans Canada Highway.

Adjacent properties include a variety of farms and single family developments to the north and east with light industrial and services commercial properties to the south and west.

Highlights

- 3.89 acre development site
- 1 km south of Duncan's downtown core
- Trans Canada Highway exposure
- Cleared level site
- Municipal utilities available (water and sewer)
- Favorable Official Community Plan designation supporting mixed-use development

Zoning

The property is zoned C-6, Village Service Commercial. Permitted uses include (but not limited to):

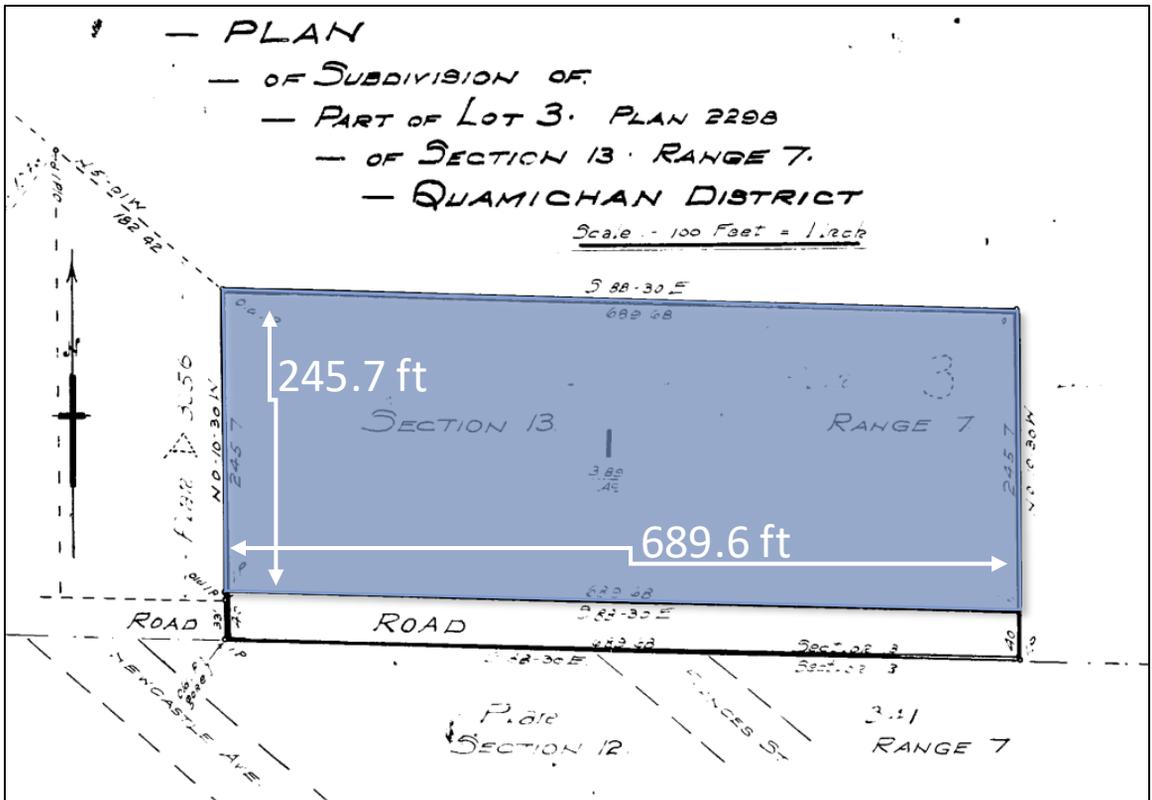
- Agricultural sales
- Brewery & Distillery
- Building supplies
- Recreation & entertainment
- Automotive sales & Repair
- Retail sales
- Warehousing & wholesale sales

Environmental

Phase 1 and 2 environmental reports have been completed. Contaminated soils were removed with the Certificate of Compliance in process with the Ministry of Environment. All engineering reports (environmental and geotechnical) are available for review.

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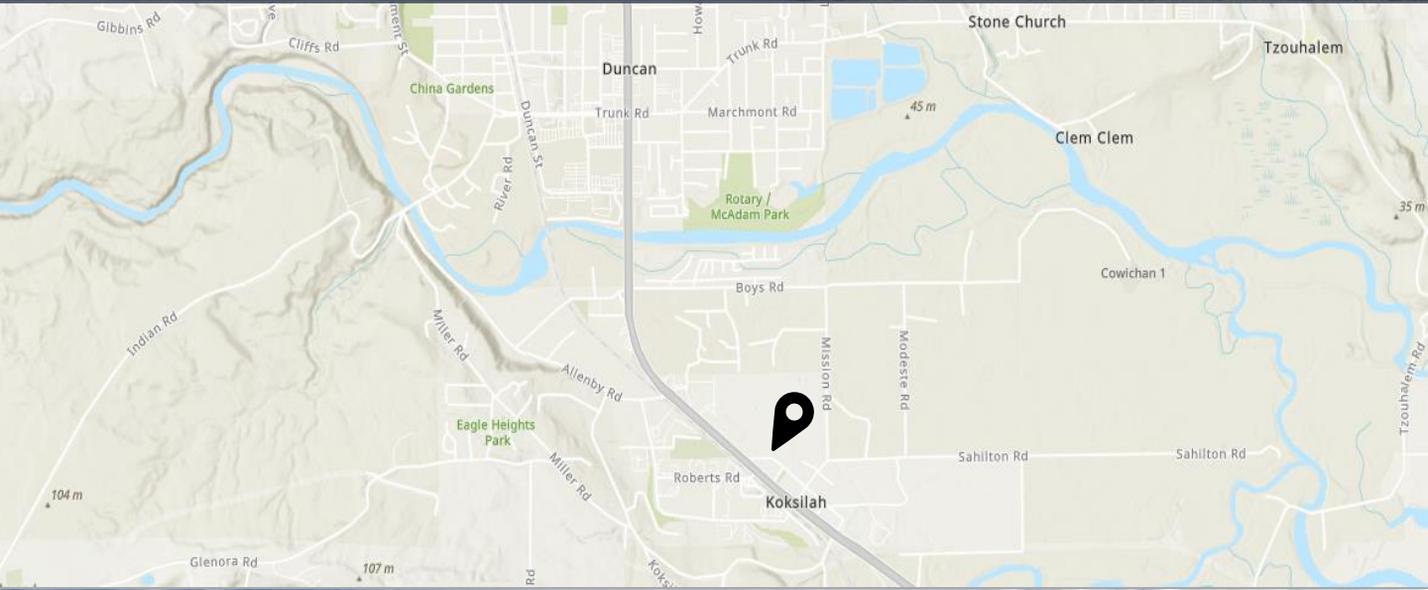
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3.89 Acre Development Site



Offering Process

Prospective purchasers are invited to submit offers to purchase through the listing agent for consideration by the Vendor. Offers will be considered on a first come, first serve basis. To receive access to the Avison Young virtual data room, please request a confidentiality agreement from to the listing agent

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Platinum member

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