

3000 KEYSTONE DRIVE, DUNCAN
MULTI-FAMILY DEVELOPMENT SITE

**FOR
SALE**

VENDOR TAKE BACK MORTGAGE
80% LOAN-TO-VALUE



WILLIAM | WRIGHT

AMAN SINGH
aman.singh@williamwright.ca
250.586.1226





INVESTMENT OPPORTUNITY

MULTI-FAMILY DEVELOPMENT SITE

R8 - RESIDENTIAL MULTI-FAMILY APARTMENT ZONE

3000 Keystone Drive, Duncan

This is an exceptional chance to acquire a prime 1.07-acre residential development site situated in the heart of the Cowichan Valley, in the city of Duncan, British Columbia. The site is strategically located at the intersection of Keystone Drive and Cowichan Lake Road, just north of the Cowichan District Hospital, making it a desirable location for both residents and developers.

Salient Facts

LOT SIZE

± 46,609 SQFT (1.07 AC)
(BC Assessment)

ZONING

R8 - Residential Multi-Family
Apartment Zone

FSR

1.0:1

PROPERTY TAXES

\$5,604.00 (2022)

PID

006-222-579

LEGAL DESCRIPTION

LOT B, SECTIONS 19 AND 20, RANGE
5, QUAMICHAN DISTRICT, PLAN 2889
EXCEPT PART IN PLAN VIP78689 AND
VIP79448

PRICE

\$1,650,000

VENDOR TAKE BACK

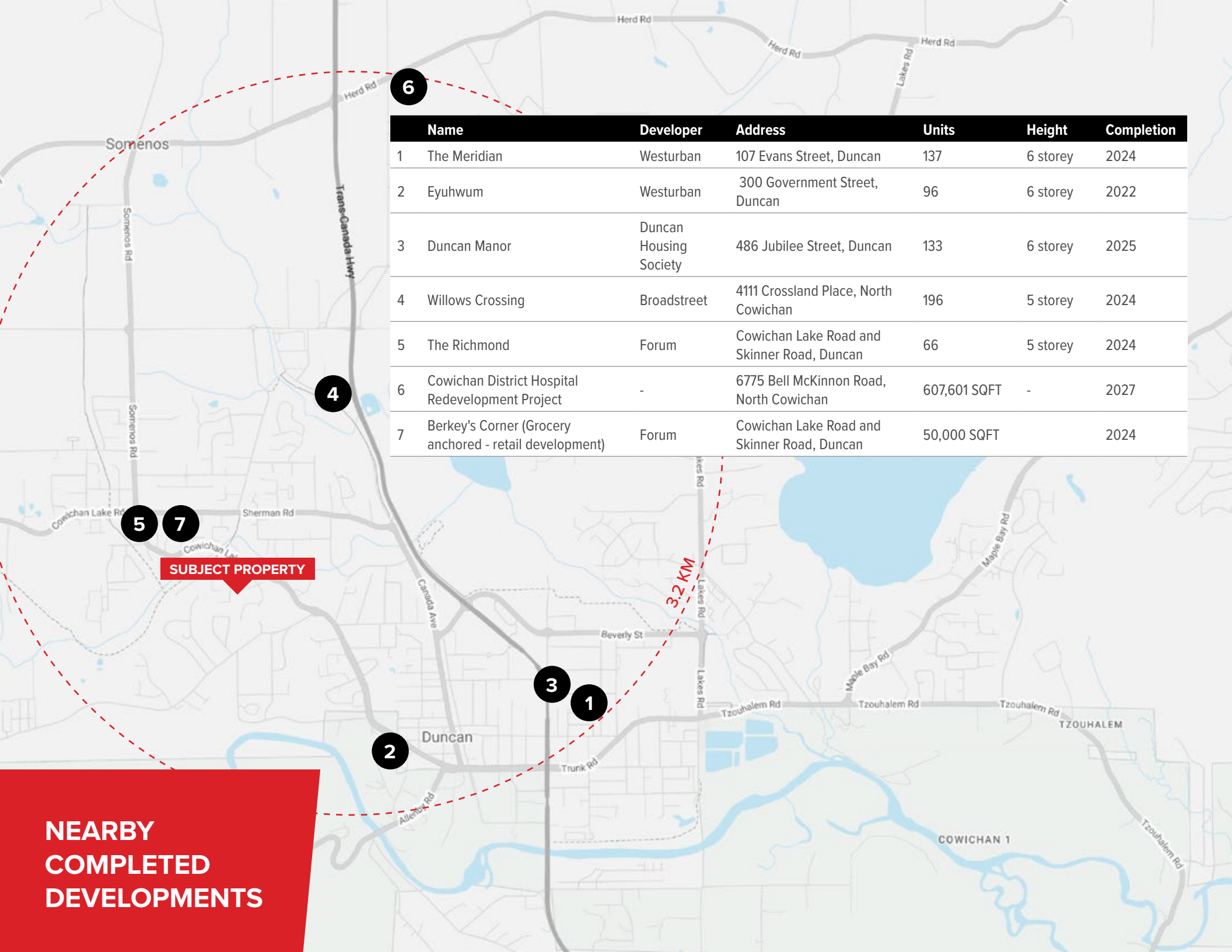
MORTGAGE BREAKDOWN

80% Loan-to-Value

3 year term

5% interest





	Name	Developer	Address	Units	Height	Completion
1	The Meridian	Westurban	107 Evans Street, Duncan	137	6 storey	2024
2	Eyuhwum	Westurban	300 Government Street, Duncan	96	6 storey	2022
3	Duncan Manor	Duncan Housing Society	486 Jubilee Street, Duncan	133	6 storey	2025
4	Willows Crossing	Broadstreet	4111 Crossland Place, North Cowichan	196	5 storey	2024
5	The Richmond	Forum	Cowichan Lake Road and Skinner Road, Duncan	66	5 storey	2024
6	Cowichan District Hospital Redevelopment Project	-	6775 Bell McKinnon Road, North Cowichan	607,601 SQFT	-	2027
7	Berkey's Corner (Grocery anchored - retail development)	Forum	Cowichan Lake Road and Skinner Road, Duncan	50,000 SQFT		2024

SUBJECT PROPERTY

3.2 KM

NEARBY COMPLETED DEVELOPMENTS



2755 BEVERLY ST #1, DUNCAN



181 TRANS-CANADA HWY, DUNCAN



SURROUNDING AMENITIES



2687 JAMES ST, DUNCAN



2011 UNIVERSITY WAY, NORTH COWICHAN



291 COWICHAN WAY, DUNCAN



2653 JAMES ST, DUNCAN

2022 STATS
DUNCAN
DEMOGRAPHICS

"City of Totems"



Located between
Victoria and Nanaimo


5.5K DUNCAN
POPULATION



27,545
Ages 15 to 64 years


44K POPULATION INCLUDING
NORTH COWICHAN

3.7% 
Population growth
IN DUNCAN

1.6% 
Population growth
IN NORTH COWICHAN

HEALTH CARE AND
SOCIAL ASSISTANCE
3,115

RETAIL
2,880

\$79.9K 
Household income
IN DUNCAN (2020)

TOP 3
INDUSTRY
SECTORS

CONSTRUCTION
2,355

Duncan, British Columbia, is a small city located on southern Vancouver Island in British Columbia, Canada. It is known as the "City of Totems" due to its rich collection of totem poles, which are dispersed throughout the city and its surroundings. This is a testament to the area's strong First Nations heritage, particularly the Cowichan Tribes, which are the largest band in the BC Coast Salish people's group.



Duncan is geographically located about halfway between Victoria (the capital of BC) and Nanaimo, making it a central hub in the Cowichan Valley region. The city has a population of just under 5,500 people, though the broader Duncan area (including North Cowichan) has a population of around 44,000.

Population growth in the broader Duncan area has been below that of the provincial average for many years. 2021-2022 saw a large influx of new residents. Duncan's population grew at 3.7% in 2022 and North Cowichan's grew at 1.6% in the same time frame.

The city and surrounding valley are known for their beautiful natural landscapes, including mountains, forests, and the Cowichan River. The climate is typically warm and dry in the summer and mild in the winter, characteristic of the Mediterranean-like climate of the region.

The local economy is diverse, with significant contributions from sectors like agriculture, arts and culture, tourism, manufacturing, and retail.



LOCATION

The Cowichan Valley is located on Vancouver Island in British Columbia, Canada, and includes several communities, including the city of Duncan. The Cowichan Valley Regional District's population is estimated at approximately 88,000 people (Stats Canada 2021). The property is situated +/- 1.7 KM west of the Duncan City Centre in a well-established residential area.

FOR MORE INFORMATION CONTACT

AMAN SINGH
aman.singh@williamwright.ca
250.586.1226

williamwright.ca



Vancouver Office
1340-605 Robson Street
Vancouver, BC
604.428.5255

Tri-Cities Office
370-2755 Lougheed Highway
Port Coquitlam, BC
604.545.0636

Fraser Valley Office
180-8621 201 Street
Langley, BC
604.546.5555

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Nanaimo Office
205-335 Wesley Street
Nanaimo, BC
250.586.1226

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
406-121 5th Avenue
Kamloops, BC
236.425.1617