

4715 & 4705  
TRANS-CANADA HIGHWAY,  
DUNCAN, BC

A high exposure  
investment property with  
redevelopment potential  
(8.18% cap rate).

For Sale

Colliers

# Welcome to Whippletree Junction.

This is the first time these properties have been publicly marketed for sale, presenting a rare opportunity for the market.

Colliers is pleased to present the opportunity to acquire the “Whippletree Junction”; a multi-tenant commercial property with excellent visual exposure to the Trans-Canada Highway and long term tenancies in place. The property is located just south of the City of Duncan and comprised of two separate land parcels totaling ± 10.35 acres allowing for redevelopment potential.

The subject property is located just south of the City of Duncan in Electoral Area D of the Cowichan Valley Regional District. Only 6 km south of downtown Duncan, this property provides excellent exposure to over 32,000 vehicles per day. Duncan is centrally located in the Cowichan Valley, 45 minutes north of Victoria, and 40 minutes south of Nanaimo; and is considered the commercial centre of the region, with a trade area of over 80,000 people.



# Salient Facts.

4715 TRANS CANADA HIGHWAY

4705 TRANS CANADA HIGHWAY

<b>Civic Address</b>	4715 Trans Canada Highway, Duncan, BC
<b>Land Size</b>	4.13 acres per BC Assessment
<b>Total Building Size</b>	22,369 SF per Measure Masters
<b>Total Number of Buildings</b>	Four (4)
<b>Total Number of Units</b>	Thirteen (13)
<b>Property Taxes (2025)</b>	\$28,125.08

<b>Civic Address</b>	4705 Trans Canada Highway, Duncan, BC
<b>Land Size</b>	6.22 acres per BC Assessment
<b>Total Building Size</b>	19,667 SF per Measure Masters
<b>Total Number of Buildings</b>	Five (5)
<b>Total Number of Units</b>	Seventeen (17)
<b>Property Taxes (2025)</b>	\$35,486.65

## ZONING

### C-2A: Rural Commercial 2A Zone

Zone permitted uses include agricultural and horticultural supply sales, artists studio, auction, bakery, building supply sales, café, catering service, commercial recreation and entertainment, distillery, brewery, equipment repair, financial institution, food processing, health studio, market, office, personal service, printing and publishing, repair services, restaurant, retail sales, veterinary services, wholesale sales. Accessory uses include dwelling and exterior storage.

## FINANCIALS

Contact listing agent for further details.

## INVESTMENT HIGHLIGHTS

### Convenient Location:

Just a 10-minute drive from downtown Duncan, providing easy access for tenants and customers alike.

### Exceptional Highway Visibility:

Benefit from unparalleled exposure to high traffic, maximizing investment potential.

**Revenue Growth Potential:** The opportunity to enhance existing rental incomes for increased returns.

### Excess Land for Future Development:

The potential of additional land, offering opportunities for future growth and investment.



The total building area consists of +/- 42,036 SF of building.



### BUILDING 1

<b>Unit 1</b>	Field & Vine Gift Co.	1,550 SF
<b>Unit 2</b>	Steps Ahead Dance Studio	1,495 SF
<b>Unit 3</b>	Hart Mechanical Services	1,250 SF

### BUILDING 2

<b>Unit 5 &amp; 5 A</b>	Buddies Natural Pet Food Ltd.	7,245 SF
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### BUILDING 3

<b>Unit 4</b>	Style Sense Furniture	1,232 SF
<b>Unit 6</b>	Warmland Cannabis	2,934 SF
<b>Unit 6B</b>	Little Shop of Horology	400 SF

### BUILDING 4

<b>Unit 7</b>	Style Sense Furniture	1,300 SF
<b>Unit 8</b>	Style Sense Furniture	800 SF
<b>Unit 8A</b>	Style Sense Furniture	1,100 SF
<b>Unit 9</b>	Style Sense Furniture	800 SF
<b>Unit 10</b>	Style Sense Furniture	1,550 SF
<b>Mobile Home</b>	Residential Tenant	N/A

4715 TRANS CANADA HIGHWAY

### BUILDING 1

<b>Unit C</b>	Wicker Tree Ratten	5,625 SF
<b>Unit H</b>	The Loom	885 SF

### BUILDING 2

<b>Unit E</b>	Cobble Hill Cabinet	1,025 SF
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### BUILDING 3

<b>Unit A</b>	Veridis Plumbing & Heating	1,542 SF
<b>Unit M</b>	TopStitch Manufacturing	1,403 SF
<b>Unit D</b>	Jett Auction	622 SF
<b>Unit D-1</b>	Evan and Amanda	610 SF
<b>Unit B</b>	Ruth Warkentin	1,122 SF
<b>Unit R</b>	Benjamin John Tyne	1,069 SF
<b>Unit R-WS</b>	Complete Drywall	595 SF

### BUILDING 4

<b>Unit K</b>	Studio 1865	1,165 SF
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### BUILDING 5

<b>Unit F</b>	Bloo Pharmaceutica	660 SF
<b>Unit J</b>	StarDust Nails and Lashes	310 SF
<b>Unit L</b>	Scribe Tattoo	300 SF
<b>Unit N</b>	Chelsea Raeney Acupuncture	295 SF
<b>Unit G</b>	Westcoast Salish Art Studio	580 SF
<b>Unit I</b>	Alma Health	600 SF
<b>Unit P</b>	Viacern Group Ltd	646 SF
<b>Unit O</b>	Whistle & Flute Clothing	645 SF

4705 TRANS CANADA HIGHWAY

\*Unit Measurements per the lease Agreements

EXTERIOR BUILDING

# Photo Gallery.





Reduced  
Purchase Price  
~~\$7,488,000~~  
\$6,980,000



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