



THE MERIDIAN

FOR SALE

Newly Constructed 137 Unit Apartment Building with Ground Floor Retail in Downtown Duncan

107 Evans St, Duncan, BC

- * Built to Step Code 3
- * 4 Ground Floor Commercial Retail Units

Paul Kim
Vice President
Personal Real Estate Corporation
250.882.0597
Paul.Kim@macdonaldcommercial.com

Derek Nystrom
Vice President
Personal Real Estate Corporation
604.644.8652
Derek.Nystrom@macdonaldcommercial.com



Macdonald
COMMERCIAL

Opportunity

Macdonald Commercial and WestUrban Developments are pleased to offer for sale, the Meridian, located at 107 Evans Street, Duncan, BC (“The Property”).

The Property is situated in City of Duncan’s Downtown Core, steps away from retail centres, schools, banks, restaurants, public transit stops and a multitude of additional community amenities.

This A class purpose built rental asset is comprised of 137 residential units with a suite mix of 91-one bedroom and 46-two bedroom units. There are also 4 high exposure, ground floor retail units with a professional tenant mix further supplementing the investment thesis.

There are a myriad of best-in-class building features including a fitness center, office, courtyard, amenity deck, secured underground parking, storage lockers, dog wash, and bike room with wash.

Furthermore, the Meridian is built to Step Code 3, ensuring reduced OpEx and enhanced serviceability. The Property is held in bare trust, allowing prospective suitors to save on property transfer tax. Please inquire for additional particulars.

WestUrban Developments



WestUrban Developments Ltd. is recognized as one of Western Canada’s foremost property development firms, with a specialization in large-scale residential and commercial developments. The company upholds a distinguished reputation for its unwavering commitment to quality and integrity.

Supported by a highly experienced in-house team of development professionals, WestUrban provides end-to-end project delivery in collaboration with property developers, clients, and stakeholders. Its comprehensive suite of services encompasses conceptual development, architectural design and planning, construction, finishing, and property management.

In addition, WestUrban works closely with municipal planners to address the housing demands of expanding communities. Through targeted infill development initiatives, the company delivers strategic, long-term housing solutions that contribute meaningfully to sustainable urban growth.



Salient Details

Address	
107 Evans Street, Duncan, BC	
PID	
031-690-637	
Legal Description	
LOT A, PLAN EPP119952, SECTION 17, RANGE 6, QUAMICHAN LAND DISTRICT, EXCEPT PLAN EPP123064	
Lot Size	Occupancy
0.928 acres (40,424 sf)	2025
Net Rentable Area	
Residential:	88,999 sf
CRU:	6,188 sf
Total:	95,187 sf
Units	
Residential:	137
CRU:	4
Total:	141
Residential Suite Mix	
1 Bedroom:	77
1 Bedroom + Den/Bath:	4
1-Bedroom + Office/2-Bath:	10
2-Bed/2-Bath:	46
Total:	137
Average Residential Unit Size	
650 sf	
Commercial Retail Units	
CRU 1:	1,229 sf
CRU 2:	1,591 sf
CRU 3:	2,520 sf
CRU 4:	848 sf
Total:	6,188 sf
Storeys	Parking
6	167 stalls
Title	
Bare trust	
Pricing Guidance	
Please contact agents	



THE MERIDIAN

141

Total Suites

137

Residential Units

4

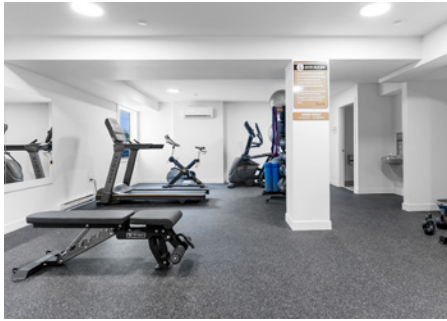
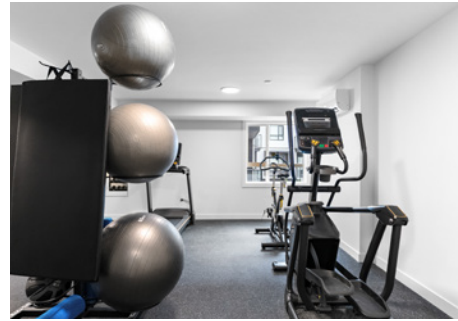
Commercial
Retail Units

Building Features

- Highly efficient asset built to Step Code 3
- On-site property management office
- Air-conditioned amenity space
- Secure bike storage with bike wash station
- Elevators and individually metered hydro
- Protected parcel delivery lockers in lobby
- Secure underground parking with EV charging stations
- Fitness room with exercise machines and weights
- Pet friendly facility with a dog wash station
- 34 storage lockers providing additional revenue stream
- Spacious balconies, expansive courtyard and amenity deck
- Security cameras throughout and fob access system

Suite Features

- In suite washer/dryer and air conditioning
- Stainless steel fridge, freezer, dishwasher and oven
- High ceilings and energy efficient windows
- Office and den space included in 14-one bedroom units
- Metered units (tenants pay hydro)
- Walk-in closets and abundant storage space
- High quality vinyl flooring and electric baseboard heating in bedrooms
- Secure balconies with city/mountain views
- High exposure ground floor retail space along Canada Ave & Evans St





Location

Duncan is situated on Southern Vancouver Island within the Cowichan Valley Regional District, approximately 45 kilometres north of Victoria and south of Nanaimo.

The Cowichan Valley is home to a population of approximately 90,000 residents, with an average household income of \$92,000. Duncan functions as a key economic centre for the region, supporting a diverse range of industries including healthcare, retail, professional services, and tourism. It also plays a vital role in traditional sectors such as fishing, agriculture, and forestry. The city's robust and diversified economy further encompasses manufacturing, construction, hospitality, and food processing.

The property enjoys a prime location in the heart of Downtown Duncan, boasting an elevated walk score of 91; steps away from Vancouver Island University, Cowichan Secondary School, Cowichan Community Centre, Village Green Mall, Beverly Corners Marketplace, and Coronation Centre.

Amenities

- SHOPPING AND SERVICES
 - 1. Canada Post
 - 2. Cowichan Valley City Hall
 - 3. Ingram Pharmacy
 - 4. Coronation Centre
 - 5. St. John's Anglican Church
 - 6. Service BC Centre Duncan
 - 7. City of Duncan Fire Department
 - 8. Duncan Cinemas
 - 9. Duncan Farmers' Market
 - 10. BMO Bank of Montreal
 - 11. Cowichan Valley Museum
 - 12. Cowichan Community Centre
 - 13. Duncan Lanes Bowling Centre
 - 14. Duncan Village Mall
- PARKS & RECREATION
 - 1. Charles Hoey Park
 - 2. Kin Park
 - 3. Centennial Park
 - 4. Cowichan Sportsplex & Cowichan Aquatic Centre
- EDUCATION
 - 1. Vancouver Island University - Cowichan Campus
 - 2. Cowichan Secondary School
 - 3. Khowhemun Elementary
- RESTAURANTS & COFFEE SHOPS
 - 1. The Old Firehouse Wine & Cocktail Bar
 - 2. Arbutus Cafe
 - 3. The Fort Game Cafe
 - 4. Corner House Cafe
 - 5. Royal Bistro
 - 6. Craig Street Brew Pub
 - 7. Duncan Garage Café & Bakery
 - 8. Tim Hortons
 - 9. Starbucks
 - 10. Brunch On 3rd



Offering Process

Prospective purchasers are invited to submit offers in the form of a Letter of Intent (LOI) or Agreement of Purchase and Sale (APS) through Macdonald Commercial for consideration by the Vendor.

The Vendor will review offers upon receipt. Offers may be structured as a share sale. For access to the data room, please email a signed confidentiality agreement and BCFS disclosure documents to: paul.kim@macdonaldcommercial.com & derek.nystrom@macdonaldcommercial.com.

Access to the online data room is available upon execution of the Confidentiality Agreement.

Please contact listing agents for pricing guidance and particulars

Paul Kim

Vice President
Personal Real Estate Corporation
250.882.0597

Paul.Kim@macdonaldcommercial.com

Derek Nystrom

Vice President
Personal Real Estate Corporation
604.644.8652

Derek.Nystrom@macdonaldcommercial.com



Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.