



7900 Mays Road | Duncan, BC

For Sale & For Lease

1.76 Acre Development Site with Highway Frontage

The property offers a wide variety of permitted uses including **mini storage**.

The owner is undergoing the process of DP approval, expected to be completed this year.

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Property Overview



Conceptual Rendering

Zoning

Civic Address

7900 Mays Road, Duncan, BC

Legal Description

LOT A SECTION 12 RANGE 5 SOMENOS
DISTRICT PLAN EPP25465, PID (029-614-929)

Site Area

1.76 acres

Site Description

Cleared and leveled

Lease Rates

Contact listing agents

Commercial General Zone (C3)

The zone uses include but are not limited to:

- » *Appliance and small equipment repair*
- » *Bus depot*
- » *Car wash*
- » *Commercial card-lock facility*
- » *Fitness centre/gymnasium*
- » *Medical laboratory*
- » *Mini-warehousing*
- » *Mixed-use building*
- » *Office*
- » *Retail lumber and building supply yard*
- » *Retail of motor vehicle parts and accessories*
- » *Retail store*
- » *Tool rental*
- » *Wholesale store*
- » Accessory custom workshop
- » Automotive repair shop
- » Major equipment repair
- » Micro cannabis production facility
- » Motor vehicle sales and rentals
- » Truck depot
- » Warehousing

The Commercial General Zone (C3) includes the uses in the Commercial General Zone (C2), including but not limited to *those italicized* above.

Location Overview

7900 Mays Road is situated on the corner of the Trans-Canada Highway and Mays Road within the Municipality of North Cowichan; the subject property has an egress to Mays Road, with direct access and highway exposure to the Trans-Canada Highway.

Located in Vancouver Island's mid-island region, it's central location offers businesses the ability to access the Duncan, Nanaimo, and Victoria markets, within reasonable travel times.

Nearby Amenities

In immediate proximity to the subject property, there are multiple established businesses fronting the highway, this includes a fueling station, Slegg Building Materials, Galaxy Motors, and a commercial card-lock. The subject property is located less than three km and only a four minute drive from the new \$1.5 billion dollar Cowichan District Hospital, slated for completion in 2026.

With close proximity to downtown Duncan, there are a numerous nearby amenities, including those at Cowichan Commons Shopping Centre, Beverly Corners Shopping Centre, Duncan Plaza, Duncan Village, and Village Green Centre.



Approximate Drive Times



Downtown Duncan

10 minutes



New Cowichan Hospital Site

5 minutes



Nanaimo

35 minutes



Departure Bay Ferry Terminal

45 minutes



Duke Point Ferry Terminal & Port Facility

40 minutes



Downtown Victoria

60 minutes



Downtown Duncan

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Reduced Price

~~\$2,999,000~~

\$2,799,000

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