

# FOR SALE – THE RICHMOND

66 LUXURY RENTAL SUITES

**IPA** | INSTITUTIONAL  
PROPERTY  
ADVISORS

A DIVISION OF  
MARCUS & MILLICHAP, BROKERAGE



3281 SKINNER ROAD, DUNCAN, BRITISH COLUMBIA

## THE OPPORTUNITY

The Richmond presents the opportunity to acquire a luxury apartment building in the heart of Duncan, BC. Comprised of 66 residential units, The Richmond offers a diverse mix of one- and two-bedroom layouts, with modern and fresh interiors and spacious balconies.



# PROPERTY DETAILS

Address 3281 Skinner Road, Duncan, British Columbia

Site Area ~1.41 acres

Construction 4-Storey Wood-Frame Construction

Average Suite Size 651 SF

Parking 86 surface stalls

Storage 46 units



## AMENITIES



Bicycle Room & Wash Station



Pet Wash Station



Storage Lockers



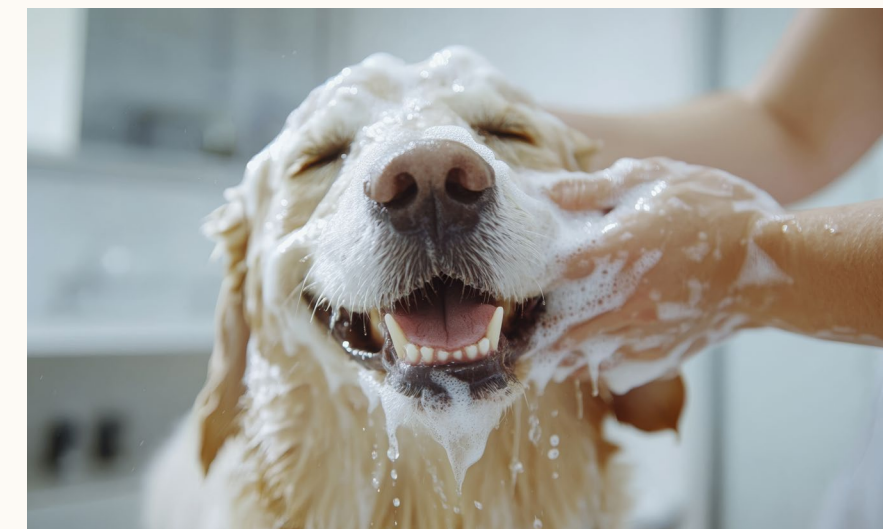
## SUITE MIX

66	TOTAL – 651 SF
41	1 Bedroom – 561 SF
25	2 Bedroom – 799 SF



## ATTRACTIVE SUITE MIX & DESIGN

There are a variety of suite types available at The Richmond, ranging from 543 SF to 813 SF. With spacious layouts, plenty of natural light from the large windows, high quality finishes, stainless steel appliances, air conditioning, and in-suite laundry, The Richmond suites offers residents a luxurious and comfortable living space.



## DESIRABLE AMENITIES

Residents can enjoy everyday conveniences of secure storage lockers, an on-site pet wash station, a dedicated bicycle room and wash station.

The Property is in direct proximity to Country Grocer, a family-owned and operated grocery store with an exceptional variety of products.



The Richmond offers unparalleled access to Duncan's natural beauty, with parks, trails, and waterfronts just minutes away, and a nature trail right outside your door, perfect for residents seeking an active, outdoor lifestyle.



### Prime Location with Immediate Access to Nature

The Property is located at 3281 Skinner Road in Duncan, British Columbia, within the Cowichan Valley Regional District, a growing and supply-constrained multifamily market on Vancouver Island. Duncan serves as the primary commercial and service hub for the Cowichan Valley and benefits from steady population growth and strong rental demand.

The Property is situated in an established residential area just minutes from Downtown Duncan, offering convenient access to shopping, dining, healthcare, and daily amenities. Its proximity to Trans-Canada Highway (Highway 1) provides efficient connectivity to Nanaimo (±45 minutes) and Greater Victoria (±60 minutes), enhancing appeal to commuters and long-term renters.





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