

4715 & 4705
TRANS-CANADA HIGHWAY,
DUNCAN, BC

A high exposure
investment property with
redevelopment potential.

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. The property at 4715 Trans Canada Highway has been under the same ownership since 1980, while 4705 Trans Canada Highway since 2007.

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

Civic Address	4715 Trans Canada Highway, Duncan, BC
Land Size	4.13 acres per BC Assessment
Total Building Size	22,369 SF per Measure Masters
Total Number of Buildings	Four (4)
Total Number of Units	Thirteen (13)
Property Taxes (2024)	\$23,874.00

4705 TRANS CANADA HIGHWAY

Civic Address	4705 Trans Canada Highway, Duncan, BC
Land Size	6.22 acres per BC Assessment
Total Building Size	19,667 SF per Measure Masters
Total Number of Buildings	Five (5)
Total Number of Units	Seventeen (17)
Property Taxes (2024)	\$31,979.00

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

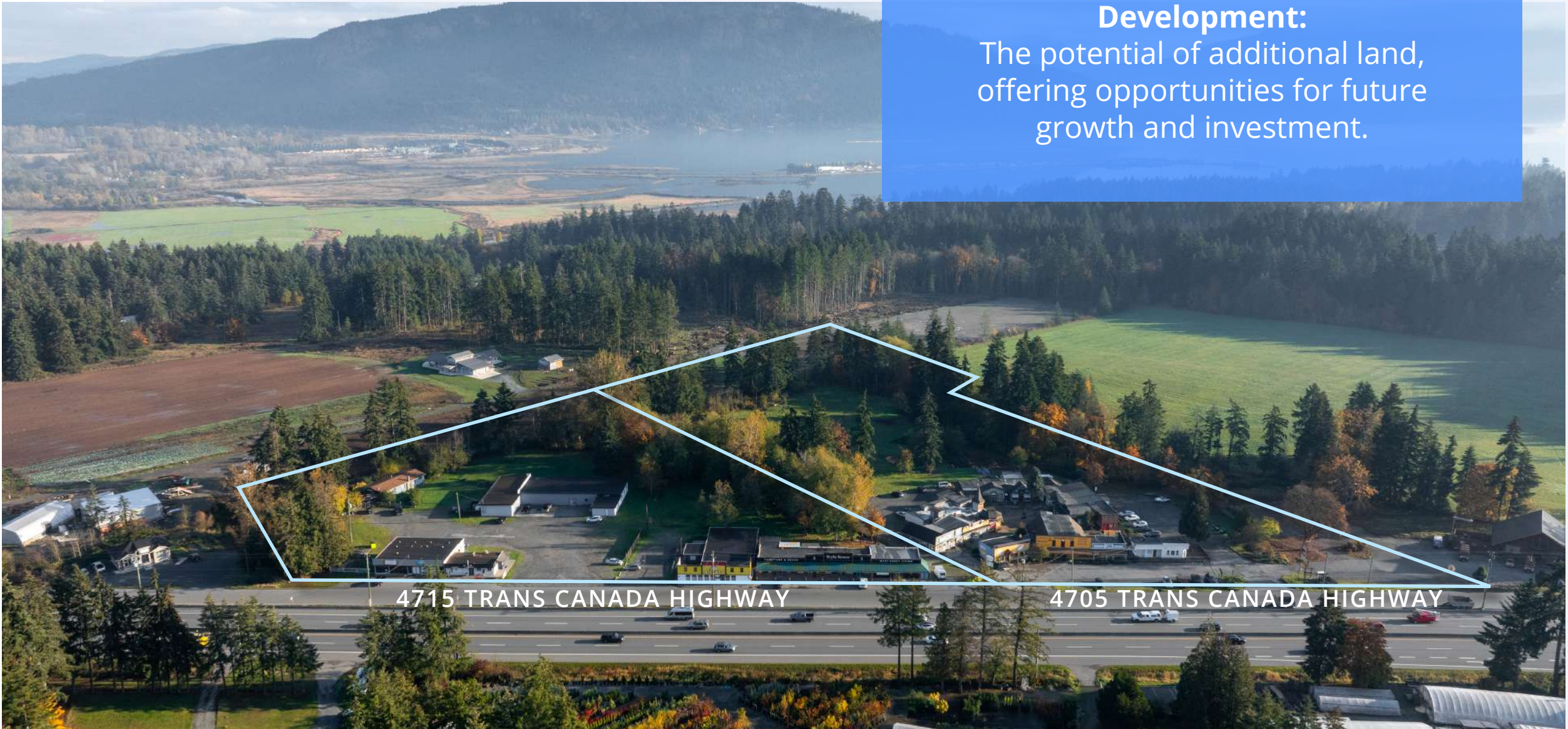
Impeccably Maintained Property: Under single ownership since 1980 and 2007, ensuring consistent care and attention.

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.

4715 TRANS CANADA HIGHWAY

BUILDING 1

Unit 1	Bob Thomson Construction	1,550 SF
Unit 2	Steps Ahead Dance Studio	1,495 SF
Unit 3	Island Manual Osteopathic Therapies	1,250 SF

BUILDING 2

Unit 5 & 5 A	Country Chick Paint	7,245 SF
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BUILDING 3

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

BUILDING 4

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

4705 TRANS CANADA HIGHWAY

BUILDING 1

Unit C	Wicker Tree Ratten	5,625 SF
Unit H	The Loom	885 SF

BUILDING 2

Unit E	Cobble Hill Cabinet	1,025 SF
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BUILDING 3

Unit A	Veridis Plumbing & Heating	1,542 SF
Unit M	TopStitch Manufacturing	1,403 SF
Unit D&Q	Pestle & Pin Acupuncture	1,255 SF
Unit B&R	Studio 1865	2,777 SF

BUILDING 4

Unit K	Studio 1865	1,165 SF
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BUILDING 5

Unit F	Bloo Pharmaceutica	660 SF
Unit J	StarDust Nails and Lashes	310 SF
Unit L	Matt's Hauling & Bins	300 SF
Unit N	Chelsea Raeney Acupuncture	295 SF
Unit G	Westcoast Salish Art Studio	580 SF
Unit I	Alma Health	600 SF
Unit P	Viacern Group Ltd	646 SF
Unit O	Driftwood Massage Therapy	645 SF

*Unit Measurements per the lease Agreements

EXTERIOR BUILDING

Photo Gallery.





Purchase Price
\$7,488,000



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