

FOR SALE OR LEASE

3045 DRINKWATER ROAD, DUNCAN, B.C.

LOT SIZE: 9.11 ACRES • BUILD-TO-SUIT OPPORTUNITIES

NEW SALE PRICE: ~~\$3,188,000~~ **\$2,899,000**

TRANS-CANADA HWY

DRINKWATER RD

SUBJECT SITE

COWICHAN COMMONS SHOPPING MALL

Walmart



BEST BUY

bosley's
BY PET VALLEY

SUBWAY

Triple O's

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Marcus & Millichap





ROYAL LEPAGE

OPPORTUNITY

Marcus & Millichap and Royal LePage Wolstencroft Realty are pleased to present the opportunity to purchase or lease 3045 Drinkwater Road (the “Subject Property”) in North Cowichan, BC. This prime 9.11-acre parcel offers a unique opportunity to acquire or lease land in a rapidly growing area, with build-to-suit options available for a variety of uses. The Subject Property is well-suited for veterinarian hospitals, craft distilleries, farm-to-table businesses, and other agricultural uses.

Strategically located adjacent to Cowichan Commons—a major retail hub spanning over 500,000 sq. ft. and anchored by national retailers such as Walmart, Best Buy, Home Depot, and Canadian Tire—the Subject Property benefits from excellent exposure and high traffic. Easy access to the Trans-Canada Highway further enhances the site’s connectivity within the fast-growing Cowichan Valley District.

HIGHLIGHTS

- **Prime Location**
High-traffic area, enhancing its visibility and attractiveness for commercial and residential uses and minutes from the Trans-Canada Highway.
- **Development Potential**
Subject Property is A-1 zoned which allows for a variety of agricultural uses including: veterinarian hospitals, craft distilleries, and farm-to-table businesses.
- **Proximity to Regional Shopping Centre**
Adjacent to Cowichan Commons, a 500,000+ sq ft retail hub with major tenants including Walmart, Best Buy, Home Depot, and Canadian Tire.
- **Significant Population Growth**
Surrounding area is outpacing the national average population growth by 1.4x.



PROPERTY DETAILS

Civic Address: 3045 Drinkwater Road, Duncan, B.C.

PID: 006-350-674

Legal Description: LOT G, SECTION 4, RANGE 5, SOMENOS DISTRICT, PLAN 2751 EXCEPT THAT PART SHOWN OUTLINED IN RED ON PLAN 934 B.L. AND MARKED U

Zoning: A-1 Agricultural

Lot Size: 9.11 Acres

Property Taxes (2023): \$275

Asking Price: ~~\$3,188,000~~ **\$2,899,000**

Asking Rate: Build-to-Suit,
Contact Listing Agents

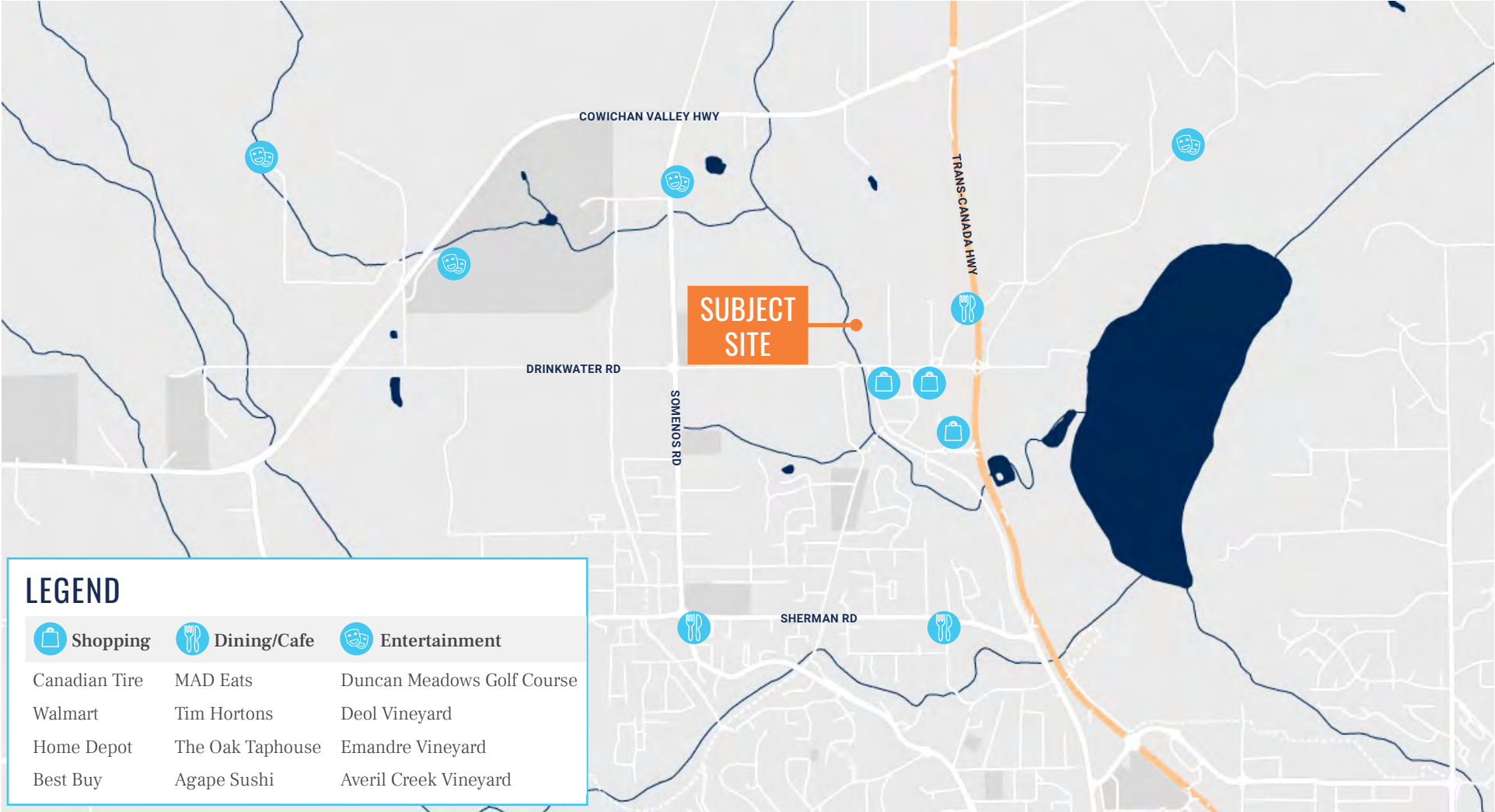


LOCATION OVERVIEW

Nestled in the scenic Cowichan Valley on southern Vancouver Island, Duncan is a vibrant city celebrated for its rich cultural heritage and stunning natural surroundings. Home to approximately 5,000 residents, it combines small-town warmth with a deep sense of community and tradition.

The nearby Cowichan River Provincial Park, with its scenic trails, lush forests, and tranquil waters, is ideal for hiking, fishing, and nature exploration. Known as the "City of Totems," Duncan features an impressive collection of totem poles displayed throughout the city, attracting both locals and visitors who appreciate Indigenous art and history. The city also boasts a lively arts and crafts scene, with numerous galleries, studios, and community events celebrating local artisans.

Duncan is easily accessible by car and public transport, located just off the Trans-Canada Highway and within an hour's drive from both Victoria and Nanaimo. It is a convenient stop on the Island Rail Corridor and is just a 45-minute drive from the Nanaimo Ferry Terminals. As a gateway to the Cowichan Valley wine region, it offers a delightful array of local wineries and culinary experiences, making it a must-visit destination for food and wine enthusiasts.



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