



Downtown Duncan ▶
5 minutes

Berkey's Corner Retail Development

Somenos Road

Sherman Road

Cowichan Lake Road

Tim Horton's

49th Parallel Grocery

Cowichan Lake Road

◀ Nanaimo
40 minutes

◀ Lake Cowichan
19 minutes



For Sale

Single Family or Duplex Subdivision Land

5984 Cassino Road, Duncan | BC

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Salient Facts

Civic Address
5984 Cassino Road,
Duncan, BC

Legal Address
LOT 1, SECTION 19, RANGE
4, QUAMICHAN DISTRICT,
PLAN 5343 (PID: 005-953-
456)

Site Area
2.17 acres (according to BC
Assessment)

Frontage
Approximately 180' of
frontage on Cassino Road

Current Zoning
R3 Residential One and Two
Family Zone

Assessed Value (2024)
\$1,078,000

Property Taxes (2021)
\$4,352.07

Purchase Price
\$2,170,000

Opportunity

Colliers is pleased to present the sale offering of 5984 Cassino Road, a 2.17 acre subdividable property situated in North Cowichan; an area which is rapidly developing and highly sought after in the residential market. The property is currently zoned R3: One and Two-Family Dwelling in the District of North Cowichan's zoning bylaw providing for excellent turnkey development potential.

The property is designated as "Village Residential" in the District of North Cowichan's new Official Community Plan. If rezoned, additional density onsite in townhouse multi-family developments may be achieved. Contact listing agent or the District of North Cowichan for further details.



The Location

The immediate surrounding area is experiencing significant growth including a new commercial retail centre known as Berkey's Corner; a new 50,000 SF 49th Parallel grocery anchored development located within two blocks of the subject property. Just beyond Berkey's Corner is home to Cowichan Valley Soccer Association recreational fields, Glen Harper Curling Centre, and Ecole Mount Prevost Elementary School.

5984 Cassino Road is located in the District of North Cowichan. The Cowichan Valley has a population of over 80,000 people and is comprised of several communities including Duncan, North Cowichan, Lake Cowichan, Ladysmith, Chemainus and Mill Bay. The largest community, and the commercial centre of the Cowichan Valley, is the City of Duncan.

Situated 3 km west of the Trans-Canada Highway and downtown Duncan, the subject property is located just 63 km north of the City of Victoria, and 55 km south of the City of Nanaimo. The property is easily accessed from mainland British Columbia and national and international points of departure via three BC Ferry terminals and two airports located in Victoria and Nanaimo.



Improvements

The Property is improved with a residence constructed in 1961. The building is approximately 1,020 SF on the main floor, and 918 SF on the lower level for a total of 1,938 SF. There are four bedrooms and 1 bathroom. Heating is by way of oil fired forced air furnace. There is an above ground oil tank on the north side of the house and a decommissioned oil tank in the basement.

Site

The subject property comprises 2.17 acres and is rectangular in shape. It features ±180 feet of frontage on Cassino Road. The property is bordered to the south by a residential strata development, to the west by a 23 acre property located within the Agricultural Land Reserve and to the north by a single family residential development. Municipal water is installed together with electricity, and telephone. Natural gas and sewer are available at the lot line. The site is essentially flat land and easy to develop.

Current Zoning

R-3: Residential One and Two Family Zone

Uses permitted in this zone include but are not limited to agriculture, assisted living, bed and breakfast, community care facility, home-based business, secondary suite, single-family dwelling, supportive housing, and two-family dwelling.

A lot in the R3 zone must meet the minimum area requirements for the purposes of subdivision and use of the lot for permitted uses as follows:

- (a) Single-family dwelling, 450 m² (4,844 SF)
- (b) Single-family dwelling with a secondary suite, 450 m² (4,844 SF)
- (c) Two-family dwelling, 700 m² (7,535 SF)

The minimum permitted frontage in the R3 zone is as follows:

- (a) Single-family dwelling, 15 m (49.21')
- (b) Single-family dwelling with a secondary suite, 15 m (49.21')
- (c) Two-family dwelling, 23.0 m (75.46')



5984 Casino Road, Duncan | BC

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