



## The Opportunity

With a central location 3 blocks from City Hall in downtown Duncan, this great little 1,150 sq ft unit has terrific access and exposure, as well as on-site parking for 19 cars, plus monthly parking available across the street at a city owned lot.

This building rarely has vacancies and the subject unit just recently became available.

## For information contact:



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### Building Highlights

- Popular downtown core location
- On-site parking for 19 vehicles
- Public transportation nearby
- Excellent exposure and access

Significant neighbouring businesses include Island Savings Credit Union Head Office, Cloverdale Paint, BC Motor Vehicle Branch, Duncan Volunteer Fire Department, Merit Furniture and Uncle Albert's Furniture.

### Zoning: DTC

Downtown Comprehensive

Permitted uses include, but are not limited to: Community care facility, commercial daycare, community use, education facility, financial institution, office, social service, etc.

Please view the complete list of permitted uses on the City of Duncan website or contact the Listing Agent.



## Location

The city of Duncan is located on southern Vancouver Island approximately 50 kilometers from Victoria to the south and Nanaimo to the north.

Duncan serves as an economic hub for the Cowichan Region. It provides health care, retail, professional services and tourism. The Downtown area has a rich heritage, including a 100 year old City Hall and clock tower, a train station and the Cowichan Valley Museum.

Duncan's goal is to be a carbon neutral, healthy and affordable community with a strong economy. Known for great shopping and dining and as a major employment hub for the region, it is also home to Vancouver Island University, public schools and private schools.

Although the City of Duncan has a population of just under 5,000, it serves the Cowichan Valley which has a population of approximately 80,000.



**Available For Lease**

**\$15.00 per sq ft**

**(Plus Estimated \$6.00 OE&T)**