

**AVISON
YOUNG**

CHEMAINUS
TOWN CENTRE



2.78 ACRES COMMERCIAL ZONED PARCEL

RIVER ROAD

MACMILLAN BLOEDEL FS ROAD

TRANS-CANADA HIGHWAY

HENRY ROAD



FOR SALE

9579 Island Highway
Chemainus, BC

Avison Young is pleased to present the opportunity to acquire 2.78 acres of commercially zoned land along Island Highway between Duncan & Ladysmith, B.C.

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Platinum member

LOCATION

Located in the District of North Cowichan and along Island Highway (Highway 1), the Subject Property sits in between the cities of Duncan & Ladysmith. The Subject Property is a short 5 minute drive to Thetis and Penelakut Island BC Ferry terminal.

Chemainus is a community of approximately 3,800 people on the east coast of southern Vancouver Island, BC and is slated to increase their population in the next five years by 3.6%. There are approximately 1,800 households in Chemainus with an average household income of \$73,105.

PROPERTY DETAILS

PROPERTY ADDRESS

9579 Island Highway, Chemainus, BC

SIZE

2.78 acres

PID

001-160-133

LEGAL DESCRIPTION

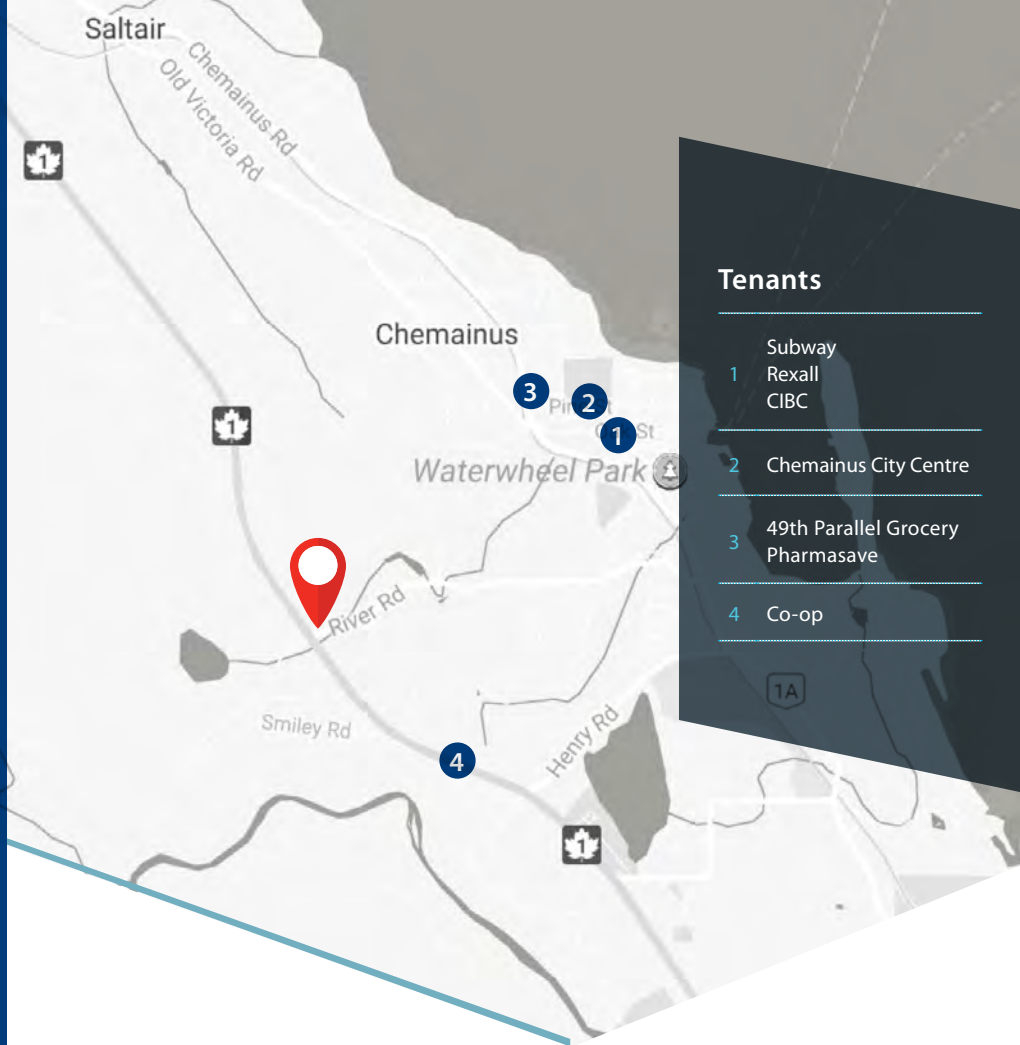
PL VIP31422 LT 1 LT 08 SEC 15 RNG 3
EXCEPT PLAN 50624

ZONING

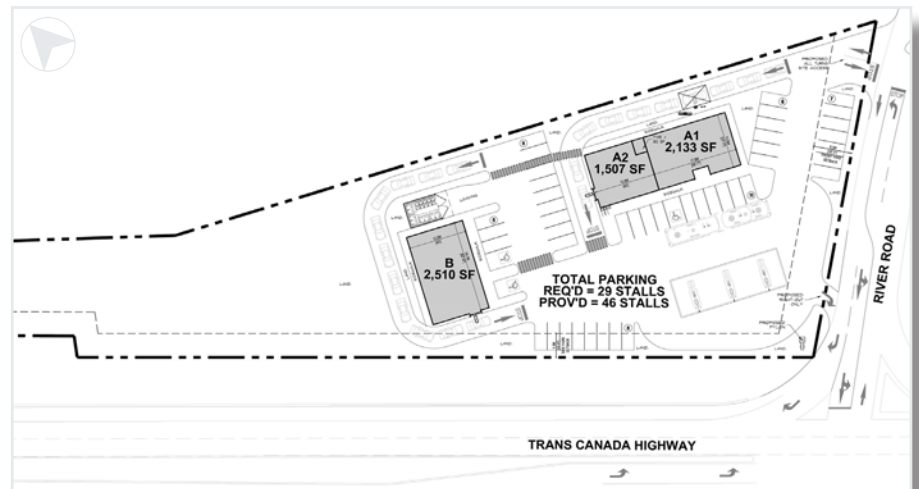
Commercial Service Zone (C3)

SALE PRICE

\$599,000



CONCEPTUAL SITE PLAN



Avison Young
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