

\$1,600,000

81 TRUNK ROAD

Duncan, BC V9L 2N7



John Morris
(250) 710-0765

Charles Morris
(250) 710-8440



COLDWELL BANKER
COMMERCIAL
OCEANSIDE REAL ESTATE

SALE

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PROPERTY DESCRIPTION

Exceptional income property in the historic downtown core of Duncan, boasting a strong ~6.17% cap rate with the potential for partial owner occupancy (1,500 sq ft). The spacious second floor (approximately 3,600 sq ft) features multiple (6-7) offices and 3 large open flex spaces (used as 2 class rooms / 1 Kitchen), perfect for various business needs. The lower level (approximately 3,600 sq ft), facing Trunk Rd, one of Duncan's busiest streets, offers excellent visibility and foot traffic. This property is set in a vibrant community experiencing growth and revitalization, making it an ideal investment opportunity. Conveniently located on Southern Vancouver Island, Duncan serves as the main business and shopping hub for the Cowichan Valley, situated 60 KM north of Victoria and 50 KM south of Nanaimo. Please do not approach tenants; all sizes are approximate and should be verified by the buyer. This proposed transaction is a share sale. New roof and additional improvements - 2025.

PROPERTY HIGHLIGHTS

- Approximate 6.17% Cap Rate
- Potential for Owner Occupancy
- Historic Downtown Duncan
- Ideal Investment Opportunity

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	7,024 SF
Building Size:	6,181 SF
Zoning:	DTC (Downtown Comprehensive)

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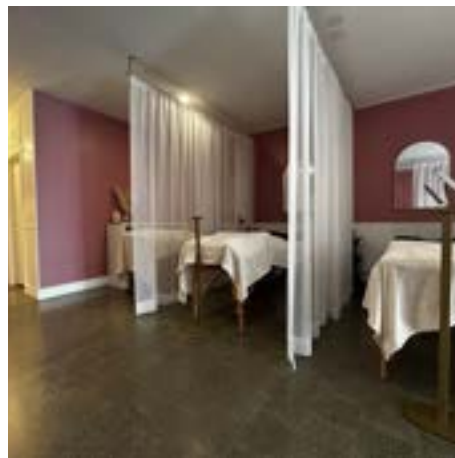


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PART 5 – COMMERCIAL ZONES

Downtown Comprehensive Zone	DTC
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5.1 Intent

5.1.1 The intent of the Downtown Comprehensive (DTC) zone is to permit a broad range of commercial and residential uses including mixed-use development up to 6 storeys in height in the downtown area.

5.2 Permitted Uses

5.2.1 The uses permitted in the DTC zone are as follows:

Principal Uses	Accessory Uses	Conditions of Use
<i>Assisted Living Residential Facility*</i> <i>Community Care Facility*</i> <i>Commercial Daycare</i> <i>Community Use</i> <i>Craft Beverage Production</i> <i>Cultural Use</i> <i>Dwelling, Multi-Unit*</i> <i>Education Facility</i> <i>Financial Institution</i> <i>Funeral Service Facility</i> <i>Mobile Food Vending</i> <i>Hospital</i> <i>Office</i> <i>Parking Facility</i> <i>Public Market</i> <i>Recreation Facilities, Indoor</i> <i>Repair Service, General</i> <i>Retail & Personal Service*</i> <i>Restaurant</i> <i>Social Service</i> <i>Tourist Accommodation</i>	<i>Home-Based Business in a Multi-Unit Dwelling</i>	<p>* <i>Multi-Unit Dwellings</i> are permitted above the <i>first storey</i> only</p> <p>* Where the <i>Retail & Personal Service</i> use is a store selling previously owned or used goods, outside display of goods is limited to a maximum of 3.7 m².</p> <p>* <i>Dwelling units</i> or <i>sleeping units</i> in an <i>Assisted Living Residential Facility</i> or <i>Community Care Facility</i> are permitted above the <i>first storey</i> only</p> <p>* <i>Uses</i> on the <i>first storey</i> of a <i>building</i> with an <i>Assisted Living Residential Facility</i>, <i>Community Care Facility</i> or <i>Multi-Unit Dwelling</i> must provide service to persons off-site, not only to <i>owners</i> or <i>occupiers</i> of the <i>building</i>.</p>

*Conditions of use apply

5.3 Development Regulations

5.3.1 Development in the DTC zone is subject to the following:

Development Criteria		Regulations		
Maximum <i>Parcel Coverage</i>		95%		
Minimum <i>Floor Area Ratio</i>		1.0:1		
Maximum <i>Floor Area Ratio</i>		Base Density	Bonus Density I	Bonus Density II
		3:1	3.3:1	3.6:1
Development Criteria		Regulations		
Amenities Required for Bonus Density I		A density bonus of up to 0.3 above the base density is permitted if the developer enters a <i>housing agreement</i> with the <i>City</i> , to require that a minimum of 30% of the <i>dwelling units</i> in the entire development are rental or <i>affordable housing</i> units.		
Amenities Required for Bonus Density II		<p>A density bonus of up to 0.6 above the base density is permitted if at least one of the following conditions are met:</p> <ul style="list-style-type: none"> (i) The developer enters a <i>housing agreement</i> with the <i>City</i> to require that a minimum of 75% of the <i>dwelling units</i> in the entire development are rental units or <i>affordable housing</i> units; (ii) 100 % of the required parking spaces for the entire development are located underground or within a parking <i>structure</i> incorporated into the design of the <i>building</i>; or (iii) The entire development achieves or exceeds British Columbia Energy Step Code Level 3 energy efficiency requirements. 		
Principal Building		Regulations		
Maximum <i>Height</i>		20 m (6 <i>habitable storeys</i>) for <i>Mixed-Use Development</i> 14 m (4 <i>habitable storeys</i>) for other <i>uses</i>		
Minimum <i>Height</i>		2 <i>storeys</i>		
Minimum <i>Parcel Line Setback</i>	<i>Front</i>	1 m; 0 m on Station Street and Craig Street		
	<i>Rear</i>	0 m		
	<i>Side, Interior</i>	0 m		
	<i>Side, Exterior</i>	1 m; 0 m on Station Street and Craig Street		
Maximum <i>Front</i> or <i>Exterior Side Parcel Line Setback</i>		3 m No more than 25% of the front or exterior side of a <i>building</i> shall be set back further than the maximum <i>setback</i> .		
Accessory Buildings and Structures		Regulations		

Maximum Height		4 m
Minimum Parcel Line Setback	Front	15 m
	Rear	0 m
	Side, Interior	0 m
	Side, Exterior	5 m

5.3.2 A multi-unit dwelling strata development with more than 74% parcel coverage, to which this section applies, may be rebuilt in its existing location if it is damaged to the extent of 75% or more of its value above the foundation, provided that its floor area is not increased and the number of dwelling units in the building is not increased.

5.4 Subdivision Regulations

5.4.1 Subdivision in the DTC zone is subject to the following:

Subdivision Criteria	Regulations
Minimum Parcel Area	700 m ²
Minimum Parcel Frontage	20 m

5.5 Site Specific Uses

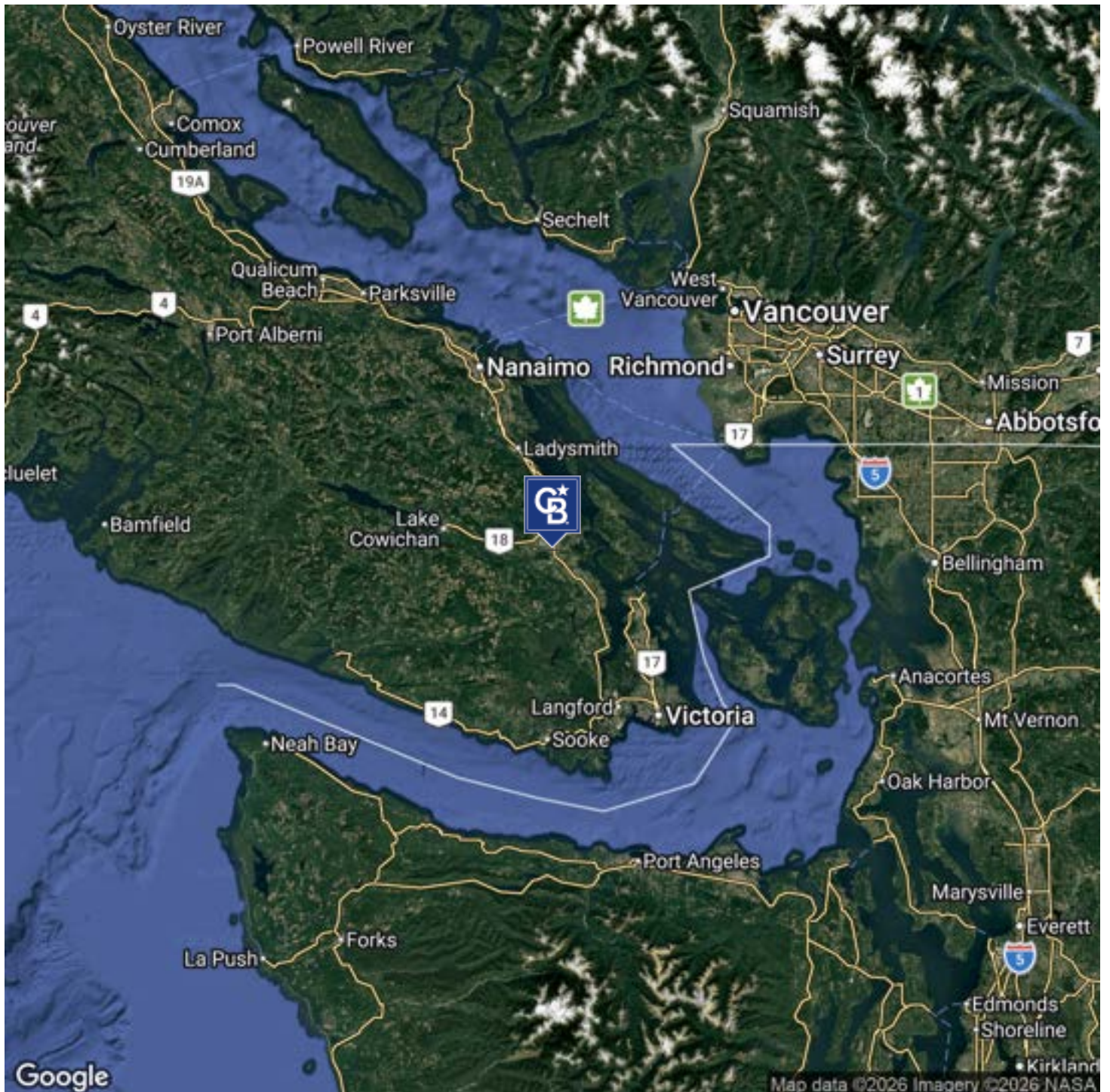
5.5.1 The following uses shall be permitted on a site-specific basis only:

Site-specific Uses	Location
Automotive Repair Shop	462 Duncan Street – Lot 3, Block 1, Section 17, Range 6, Quamichan District, Plan VIP 854
Car Wash	71 Trunk Road – Lot A, Block 2, Section 17, Range 6, Quamichan District, Plan VIP 2070
Motorcycle Repair and Sales	277 Government Street – Lot 7, Block 12, Section 17, Range 6, Quamichan District, Plan VIP 2070

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