



THE MAGDALENA



FOR SALE

**Well-Positioned, Fully Leased 64-Unit Apartment Building in
Flourishing Cowichan Valley**

4114 Crosland Place, Duncan, BC

Paul Kim

Vice President
Personal Real Estate Corporation
250.882.0597

Paul.Kim@macdonaldcommercial.com

Derek Nystrom

Vice President
Personal Real Estate Corporation
604.644.8652

Derek.Nystrom@macdonaldcommercial.com

Macdonald
COMMERCIAL



THE MAGDALENA

4114 Crosland Place, Duncan, BC

OPPORTUNITY

Macdonald Commercial and WestUrban Developments are pleased to offer for sale, the Magdalena, located at 4114 Crosland Place, Duncan, BC.

The Magdalena is situated in the rapidly growing City of Duncan, steps away from Cowichan Commons Shopping Centre, restaurants, community amenities and transit stops.

This premium, A class apartment building has 64-units with a myriad of high-end building and suite features such as private balconies, secure underground parking, bike storage in addition to a gazebo and picnic area.

The Magdalena offers modern finishes, a thoughtful contemporary design with black appliances, granite countertops and bright, spacious living areas as well as in suite laundry.

The Property is held in bare trust, allowing prospective suitors to save on property transfer tax. Please inquire for more particulars.

LOCATION

Duncan is situated on Southern Vancouver Island within the Cowichan Valley Regional District, approximately 45 kilometres north of Victoria and south of Nanaimo.

The Cowichan Valley is home to a population of approximately 90,000 residents, with an averagehousehold income of \$92,000. Duncan functions as a key economic centre for the region, supporting a diverse range of industries including healthcare, retail, professional services, and tourism. It also plays a vital role in traditional sectors such as fishing, agriculture, and forestry. The city's robust and diversified economy further encompasses manufacturing, construction, hospitality, and food processing.

The Property is situated steps away from Walmart Grocery and Pharmacy, Canadian Tire, Home Depot, banking, Tim Hortons Coffee, restaurants in addition to transit stops.



THE MAGDALENA

SALIENT DETAILS

ADDRESS

4114 Crosland Place, Duncan, BC

PID

009-768-904

LEGAL DESCRIPTION

PARCEL B, SECTION 2, RANGE 5, SOMENOS LAND DISTRICT, EXCEPT PLAN VIP15559, & EXC PL VIP904BL & EPP88901 (DD 443181)

LOT SIZE

1.571 acres (68,433 sf)

OCCUPANCY DATE

2020

NET RENTABLE AREA

47,370 sf

UNITS

64

SUITE MIX

1 bedroom: 34

2 bedroom: 30

AVERAGE UNIT SIZE

740 sf

STOREYS

5

PARKING

80 stalls

TITLE

Bare Trust

PRICING GUIDANCE

Please contact agents





WestUrban Developments Ltd. is one of Western Canada's leading property development companies. They specialize in large scale residential and commercial development projects that include neighborhoods of detached homes, townhomes, condominiums and low-rise apartment buildings. Through a diverse range of property development projects, they provide quality housing for homeowners wishing to purchase a new townhome or condo low-rise well as a searchable network of modern, pet friendly apartment units. WestUrban serves all areas of residential development with an impressive commitment to quality and integrity.

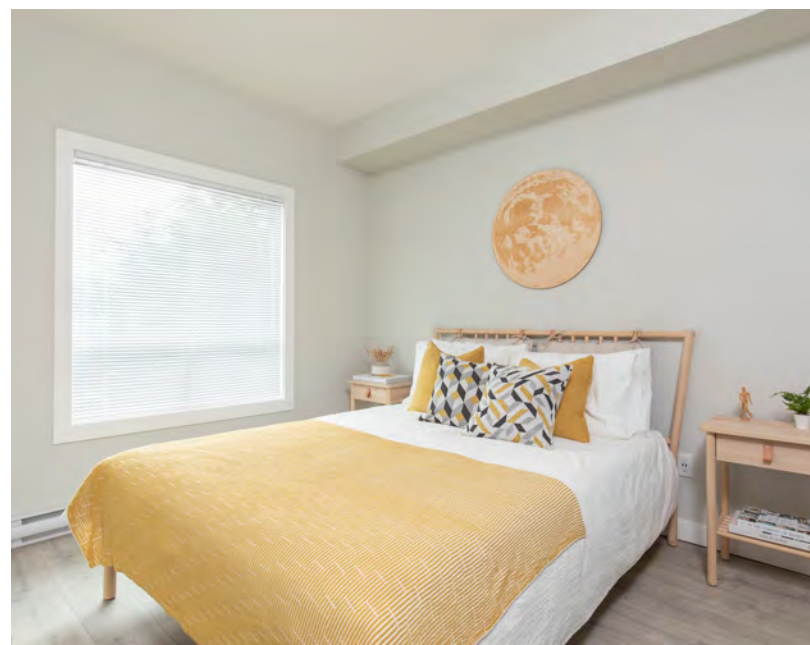
WestUrban's highly experienced in-house team of development professionals work with many property developers, clients, and stakeholders – taking projects from conception to completion. Their services include development of concepts, design and planning, construction, finishing, and property management. WestUrban also works with municipal planners to meet the housing needs of growing communities through infill development projects, providing effective strategies for long term housing opportunities.





FEATURES AND AMENITIES

-  Secure entry via fob access system
-  Security camera system in common areas
-  Secure underground parking and bike storage
-  Individually metered hydro
-  Outdoor gathering space
-  Samsung appliances
-  Electric baseboard heaters
-  Full size stacked washer and dryer
-  Quartz countertops in kitchen and bathrooms
-  Private Balconies



OFFERING PROCESS

Prospective purchasers are invited to submit offers in the form of a Letter of Intent (LOI) or Agreement of Purchase and Sale (APS) through Macdonald Commercial for consideration by the Vendor. The Vendor will review offers upon receipt. Offers may be structured as a share sale.

For access to the data room, please email a signed confidentiality agreement and BCFSa disclosure documents to:
paul.kim@macdonaldcommercial.com &
derek.nystrom@macdonaldcommercial.com



THE MAGDALENA

Macdonald
COMMERCIAL



Paul Kim

Vice President
Personal Real Estate Corporation
250.882.0597

Paul.Kim@macdonaldcommercial.com

Derek Nystrom

Vice President
Personal Real Estate Corporation
604.644.8652

Derek.Nystrom@macdonaldcommercial.com

Macdonald Commercial Real Estate Services Ltd.

1827 W 5th Ave, Vancouver, BC V6J 1P5
www.macdonaldcommercial.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.