

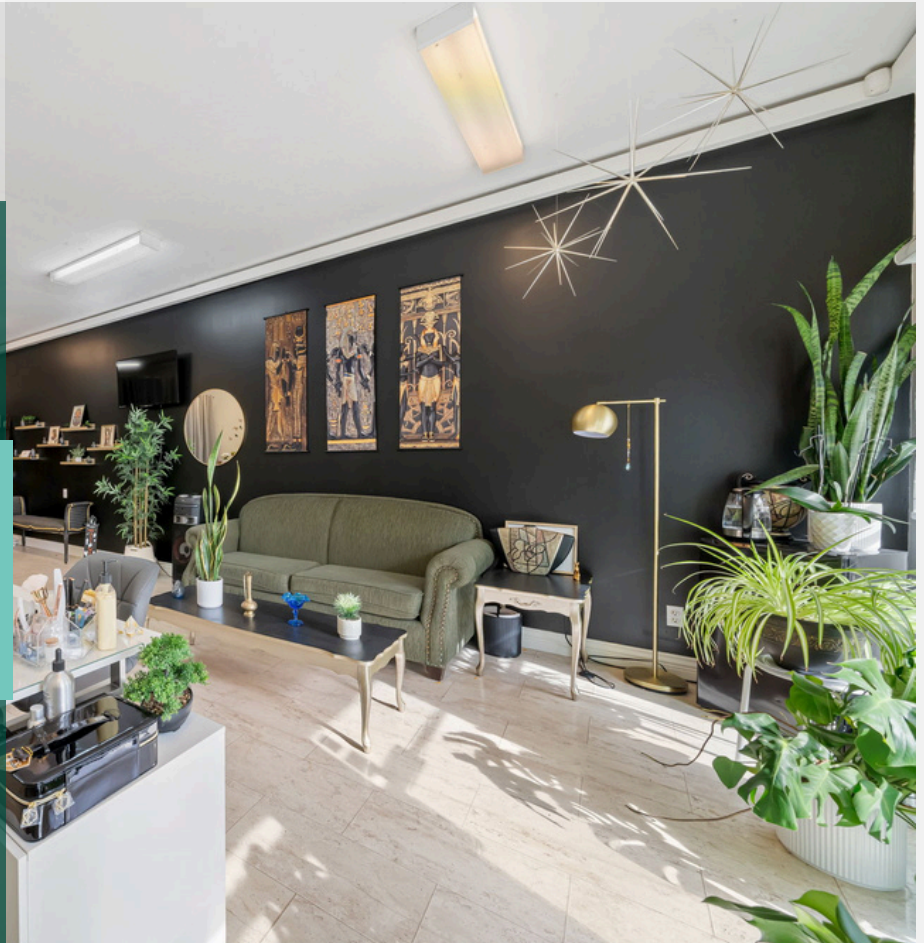


**PEMBERTON
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PROPERTY MANAGEMENT DIVISION
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CHARMING RETAIL UNIT FOR LEASE

522 SQ.FT

DUNCAN, BC



103 - 121 1ST STREET, DUNCAN

Available at:

APR 1, 2026

SUMMARY

Cute and quaint commercial space available in the heart of downtown Duncan. This approximately 522 sq. ft. unit is available for April 1, 2026 and offers an excellent opportunity for a small business seeking a charming and accessible location.

The space is currently operating as an esthetics salon, and there may be an opportunity to lease the unit as a turnkey with the existing furnishings for a tenant wishing to continue a similar business use. Alternatively, the premises can be provided unfurnished for other commercial uses permitted under the zoning. Contact the listing agent for additional information.



Possible turnkey opportunity



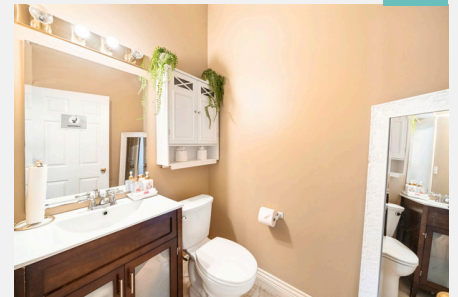
Well suited to salon/esthetics use



1 parking stall



Good location



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AVAILABLE UNIT

Unit 103 ±522 sq.ft.

Available by April 1st, 2026.

Turnkey opportunity possible.

Unit is currently being operated as a salon/esthetics business and may be provided with existing furnishings if prospect wishes to run similar business.

Contact the listing agent for more information.

LEASE TERMS

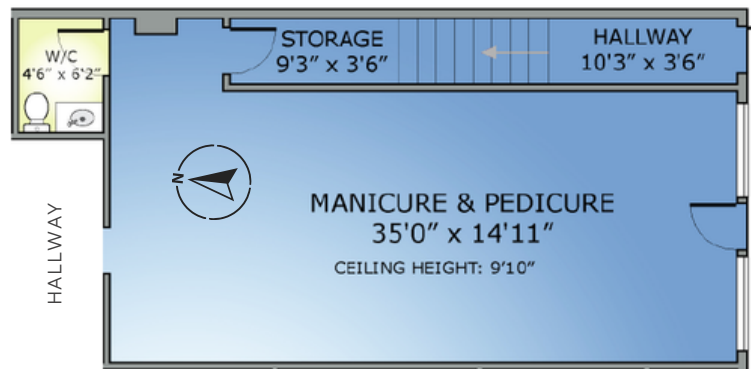
Gross Rent	Lease Term
\$1,100.00/month + GST	One (1) year

Tenant responsible for utilities.

Renewal terms to be negotiated approximately 90 days prior to end of term.

FLOOR PLAN

Measurements approximate.



ZONING

DTC (Downtown Comprehensive Zone)
City of Duncan

DTC ZONING (DUNCAN)



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