

# FOR SALE

3045 Drinkwater Road, Duncan, B.C.

## 9.11 ACRES OF AGRICULTURALLY ZONED LAND

A-1 ZONED: IDEAL FOR MODULAR HOMES / CRAFT DISTILLERY / VETERINARIAN HOSPITAL



COWICHAN COMMONS SHOPPING MALL

Walmart



BEST BUY

bosley's

SUBWAY

Triple O's

SUBJECT SITE

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# OPPORTUNITY

Marcus & Millichap and Royal LePage Wolstencroft Realty is pleased to present the opportunity to purchase 3045 Drinkwater Road (the “Subject Property”) in North Cowichan, BC. This prime 9.11-acre parcel offers a distinctive investment opportunity with multiple potential uses. Zoned for agriculture, the land is ideal for various developments, including residential units, modular homes, veterinary clinics, and craft distilleries.

Strategically located adjacent to Cowichan Commons, a major retail hub encompassing over 500,000 sq ft, the property benefits from high visibility and traffic. Cowichan Commons serves the entire Cowichan Valley District and is anchored by leading national retailers such as Walmart, Best Buy, Home Depot, and Canadian Tire. The property’s accessibility from the Trans-Canada Highway further enhances its appeal for both residential and commercial developments. Overall, the Subject Property represents a rare and lucrative opportunity to invest in a highly desirable and strategically located property with diverse development potential, poised to benefit from the growth and demand in the Cowichan Valley District.

# HIGHLIGHTS

- **Prime Location**  
High-traffic area, enhancing its visibility and attractiveness for commercial and residential uses and minutes from the Trans-Canada Highway.
- **Development Potential**  
Subject Property is A-1 zoned which allows for a variety of agricultural uses including: multiple dwellings, modular homes, veterinary hospital or a craft distillery.
- **Proximity to Regional Shopping Centre**  
Adjacent to Cowichan Commons, a 500,000+ sq ft retail hub with major tenants including Walmart, Best Buy, Home Depot, and Canadian Tire.
- **Significant Population Growth**  
Surrounding area is outpacing the national average population growth by 1.4x.





# PROPERTY DETAILS

Civic Address: 3045 Drinkwater Road, Duncan, B.C.

PID: 006-350-674

Legal Description: LOT G, SECTION 4, RANGE 5, SOMENOS DISTRICT, PLAN 2751 EXCEPT THAT PART SHOWN OUTLINED IN RED ON PLAN 934 B.L. AND MARKED U

Zoning: A-1 Agricultural

Lot Size: 9.11 Acres

Property Taxes (2023): \$275

Asking Price: \$3,388,000

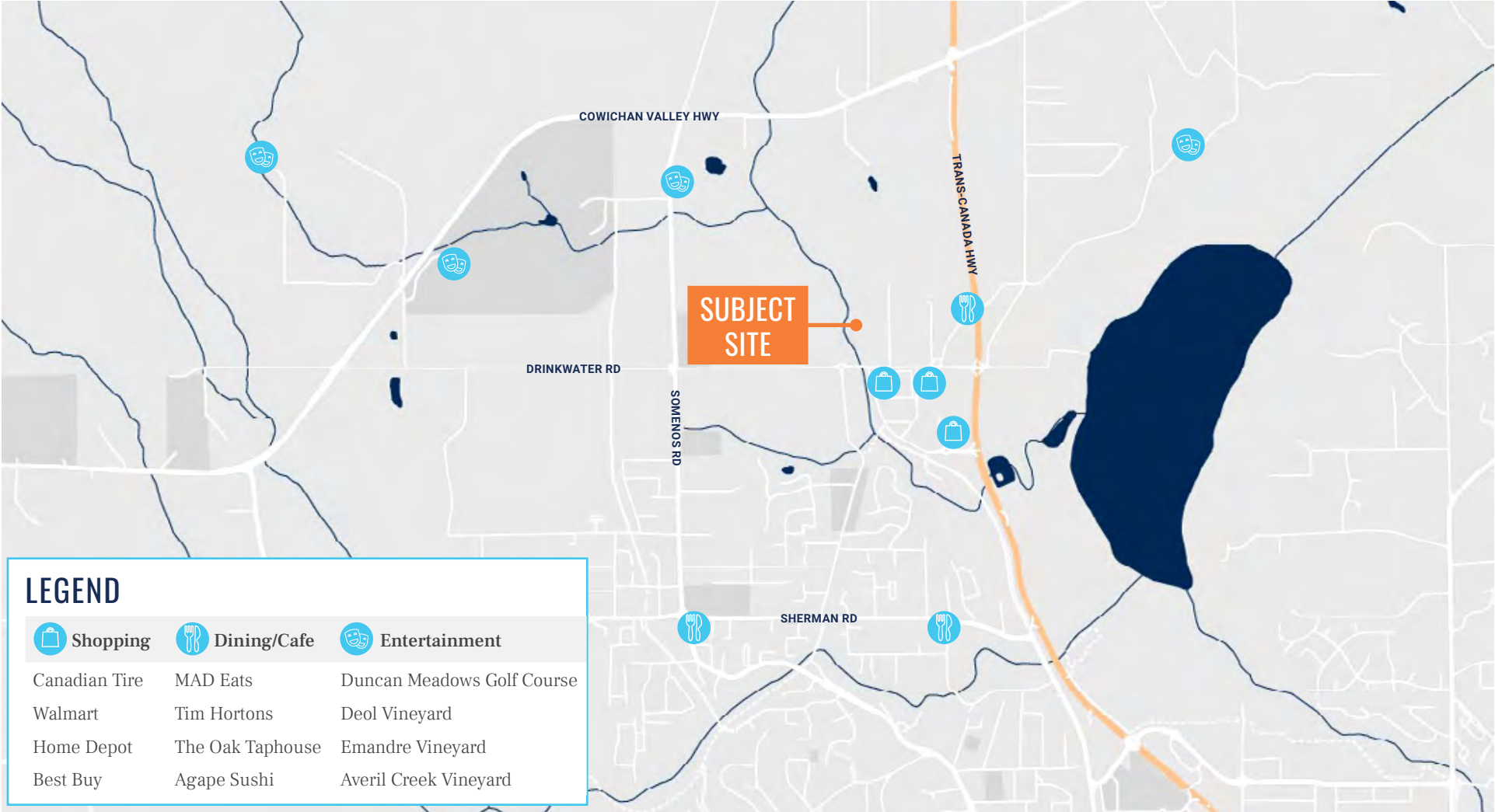


# LOCATION OVERVIEW

Nestled in the scenic Cowichan Valley on southern Vancouver Island, Duncan is a vibrant city celebrated for its rich cultural heritage and stunning natural surroundings. Home to approximately 5,000 residents, it combines small-town warmth with a deep sense of community and tradition.

The nearby Cowichan River Provincial Park, with its scenic trails, lush forests, and tranquil waters, is ideal for hiking, fishing, and nature exploration. Known as the "City of Totems," Duncan features an impressive collection of totem poles displayed throughout the city, attracting both locals and visitors who appreciate Indigenous art and history. The city also boasts a lively arts and crafts scene, with numerous galleries, studios, and community events celebrating local artisans.

Duncan is easily accessible by car and public transport, located just off the Trans-Canada Highway and within an hour's drive from both Victoria and Nanaimo. It is a convenient stop on the Island Rail Corridor and is just a 45-minute drive from the Nanaimo Ferry Terminals. As a gateway to the Cowichan Valley wine region, it offers a delightful array of local wineries and culinary experiences, making it a must-visit destination for food and wine enthusiasts.





## LOCATION OVERVIEW





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