

# \$8,500,000

## PRIME STORAGE WAREHOUSING PROPERTY

7030 Bell McKinnon Road Duncan, BC V9L 6B5



**SALE PRICE**

\$8,500,000



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**John Morris**  
(250) 710-0765

**Charles Morris**  
(250) 710-8440



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### PROPERTY DESCRIPTION

Prime storage/warehousing property in a core development zone poised for significant population growth. Income is primarily generated through interior and exterior storage, with additional structures leased to construction firms and other local businesses. Current tenancies offer an attractive income stream with a competitive cap rate. Ample bare land available for additional revenue opportunities or expanding the existing storage business. The area is undergoing major redevelopment, with a new regional hospital under construction just 900 meters from the site and municipal services in progress to support future growth. The recently approved West Vista Terrace, featuring 700 residential units and commercial CRUs, is located just 400 meters away. Vendor willing to provide financing to qualified buyers. All sizes are approximate and should be verified by the buyer. Viewings by appointment only; please refrain from contacting tenants or owners. Zoned C3 - includes C2 uses.

### PROPERTY HIGHLIGHTS

- Zoned C3 (Commercial Service)
- Includes C2 Zoning uses
- Close proximity to Trans Canada Highway
- Significant redevelopment in surrounding area

### OFFERING SUMMARY

Sale Price:	\$8,500,000
Lot Size:	7.21 Acres
Building Size:	33,696 SF
Zoning:	C3 (Commercial Service)

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## Commercial Service Zone (C3)

### Permitted Uses

- 70 (1) The permitted uses for the C3 zone are as follows:
- All Uses Permitted in the C2 Zone
  - Accessory Custom Workshop
  - Automotive Repair Shop
  - Bed and Breakfast
  - Home-Based Business
  - Major Equipment Repair
  - Market Garden
  - Micro cannabis production facility
  - Mobile Food Service
  - Motor Vehicle Sales and Rentals
  - Single-family Dwelling (subject to the provision of the R3 zone)
  - Truck Depot
  - Warehousing [BL3037, BL3150, BL3657; BL3746]

### Minimum Lot Size

- (2) The minimum permitted lot size for the C3 zone is 560 m<sup>2</sup> (6,028 sq. ft.).

### Minimum Frontage

- (3) The minimum permitted frontage for the C3 zone is 15.0 m (49.21').

### Maximum Lot Coverage

- (4) The maximum permitted lot coverage for the C3 zone is 50% of the lot area.

### Minimum Setbacks

- (5) The minimum permitted setbacks for the C3 zone are as follows:
- (a) Principal Buildings
    - Yard, Front, 8.0 m (26.25')
    - Yard, Side (One only), 5.0 m (16.4')
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 8.0 m (26.25')
    - Yard, Side (One only), 1.0 m (3.28')
  - (c) Where a lot line, side, of a lot abuts residentially-zoned land, the yard, side, shall be maintained on that side adjacent to such residentially zoned land.
  - (d) Despite the foregoing, where the lot line, rear, of a lot abuts residentially-zoned land the required yard, rear, shall be 8.0 m (26.25').

### Maximum Building Height

- (6) The maximum permitted building heights for the C3 zone are as follows:
- (a) Principal Buildings, 12.0 m (39.37')
  - (b) Accessory Buildings, 5.0 m (16.4')

**Conditions of Use**

- (7) The maximum permitted residential density for the C2 zone is as follows:
  - (a) The total number of dwelling units shall not exceed two, except that a total of four dwelling units are permitted when both of the following conditions are met:
    - (i) the lot is least 280 m<sup>2</sup> (3,014 sq. ft.) but not more than 4,050 m<sup>2</sup> (1 acre) in size,  
and
    - (ii) the dwelling units are serviced with municipal water and sewer.

## Commercial General Zone (C2)

### Permitted Uses

- 69 (1) The permitted uses for the C2 zone are as follows:
- Accessory Dwelling Unit
  - Appliance and Small Equipment Repair
  - Bed and Breakfast
  - Bus Depot
  - Car Wash
  - Club
  - Commercial Cardlock Facility
  - Commercial School
  - Dry Cleaner
  - Entertainment Use
  - Financial Institution
  - Fitness Centre/Gymnasium
  - Funeral Parlour
  - Hairdresser
  - Home-Based Business
  - Hotel
  - Laundromat
  - Medical Laboratory
  - Mini-Warehousing
  - Mixed-use Building
  - Mobile Food Service
  - Night Club
  - Nursery
  - Office
  - Parking Use
  - Pub
  - Restaurant
  - Retail Lumber and Building Supply Yard
  - Retail of Motor Vehicle Parts and Accessories
  - Retail Store
  - Service Station
  - Single-Family Dwelling (subject to the provision of the R3 zone)
  - Tool Rental
  - Veterinary Clinic
  - Wholesale Store [BL3150, BL3657]

### Minimum Lot Size

- (2) The minimum permitted lot size for the C2 zone is 560 m<sup>2</sup> (6,028 sq. ft.).

### Minimum Frontage

- (3) The minimum permitted frontage for the C2 zone is 15 m (49.21').

### Maximum Lot Coverage

- (4) The maximum permitted lot coverage for the C2 zone is 100% of the lot area, except such area as required for off-street parking and loading facilities, landscaping requirements, and fencing and highway setbacks.

**Minimum Setbacks**

- (5) There are no minimum setbacks for the C2 zone except:
  - (a) where the lot abuts residentially zoned land that yard which abuts the residentially zoned land shall be 3.0 m (9.84') in depth; and
  - (b) where the lot abuts an arterial highway the yard, front, shall be 4.5 m (15') in depth.

**Maximum Building Height**

- (6) The maximum permitted building heights for the C2 zone are as follows:
  - (a) Principal Building, 12.0 m (39.37')
  - (b) Accessory Building, 5.0 m (16.4')

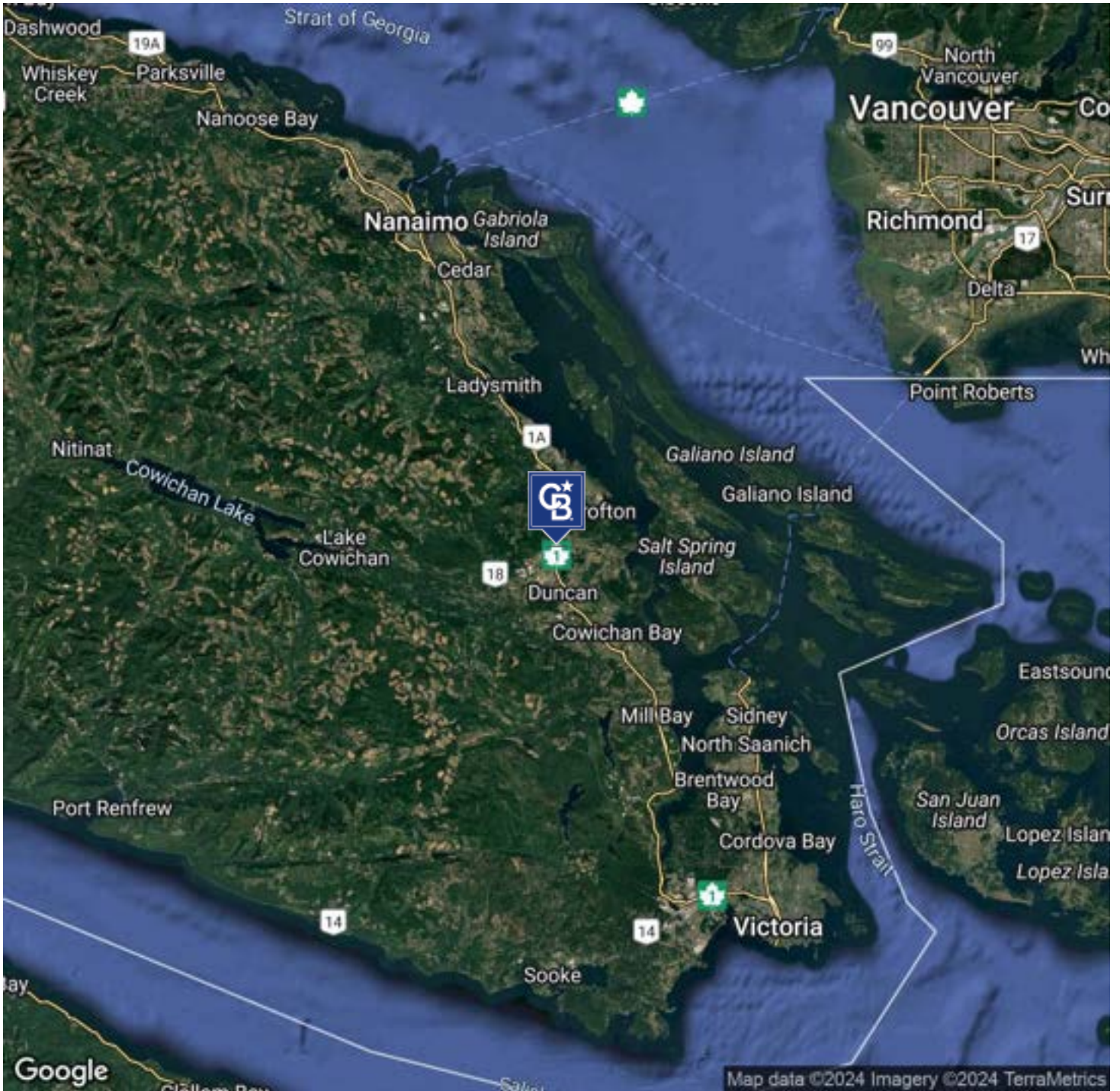
**Conditions of Use**

- (7) The maximum permitted residential density for the C2 zone is as follows:
  - (b) The total number of dwelling units shall not exceed two, except that a total of four dwelling units are permitted when both of the following conditions are met:
    - (i) the lot is least 280 m<sup>2</sup> (3,014 sq. ft.) but not more than 4,050 m<sup>2</sup> (1 acre) in size, and
    - (ii) the dwelling units are serviced with municipal water and sewer.
- (8) Despite subsection 69 (1), "apartment" is a permitted use for Lot A, Plan EPP95112, Skinner Road (PID: 030-911-834) and subsection 69 (7) does not apply. [BL3824]

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