

PRIME C3 AND C2 COMMERCIAL PROPERTY FOR LEASE



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COLDWELL BANKER
COMMERCIAL
OCEANSIDE REAL ESTATE

LEASE

5839 DUNCAN ST.

Duncan, BC V9L 3W7



PROPERTY DESCRIPTION

Rare opportunity to lease a property situated in the highly sought-after C3 Commercial Service Zone and C2 Commercial General Zone in the core of downtown Duncan. The property features a spacious 1,824 sq ft shop area equipped with two 14' overhead doors, making it ideal for various commercial uses. Additionally, it includes a 528 sq ft office area and a 165 sq ft mezzanine office/staff room, providing ample workspace for your operations. Enhancing its utility, the property also boasts a 480 sq ft exterior shed, previously utilized as a spray booth, along with significant parking and yard space, offering flexibility for your business needs. Its central location ensures excellent visibility and easy access to all major services in the area. This property is available for immediate occupancy. All measurements are approximate and should be verified by the tenant. The broad zoning allows for a diverse range of tenancies, catering to various business needs.

PROPERTY HIGHLIGHTS

- Located in Core of Downtown Duncan
- Zoned C3 (Commercial Service) and C2 (Commercial General)
- Zoning allows for diverse range of uses
- Two 14' overhead doors
- Shop Area: 1,824 sqft
- Office Area: 528 sqft
- Mezzanine: 165 sqft
- Exterior Shed: 480 sqft

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Additional Rent:	\$4.12 /SF
Available SF:	2,517 SF
Lot Size:	8,758 SF
Zoning:	C3 (Commercial Service) and C2 (Commercial General)

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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 m² (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 m² (3,014 sq. ft.) but not more than 4,050 m² (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 m² (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 m² (3,014 sq. ft.) but not more than 4,050 m² (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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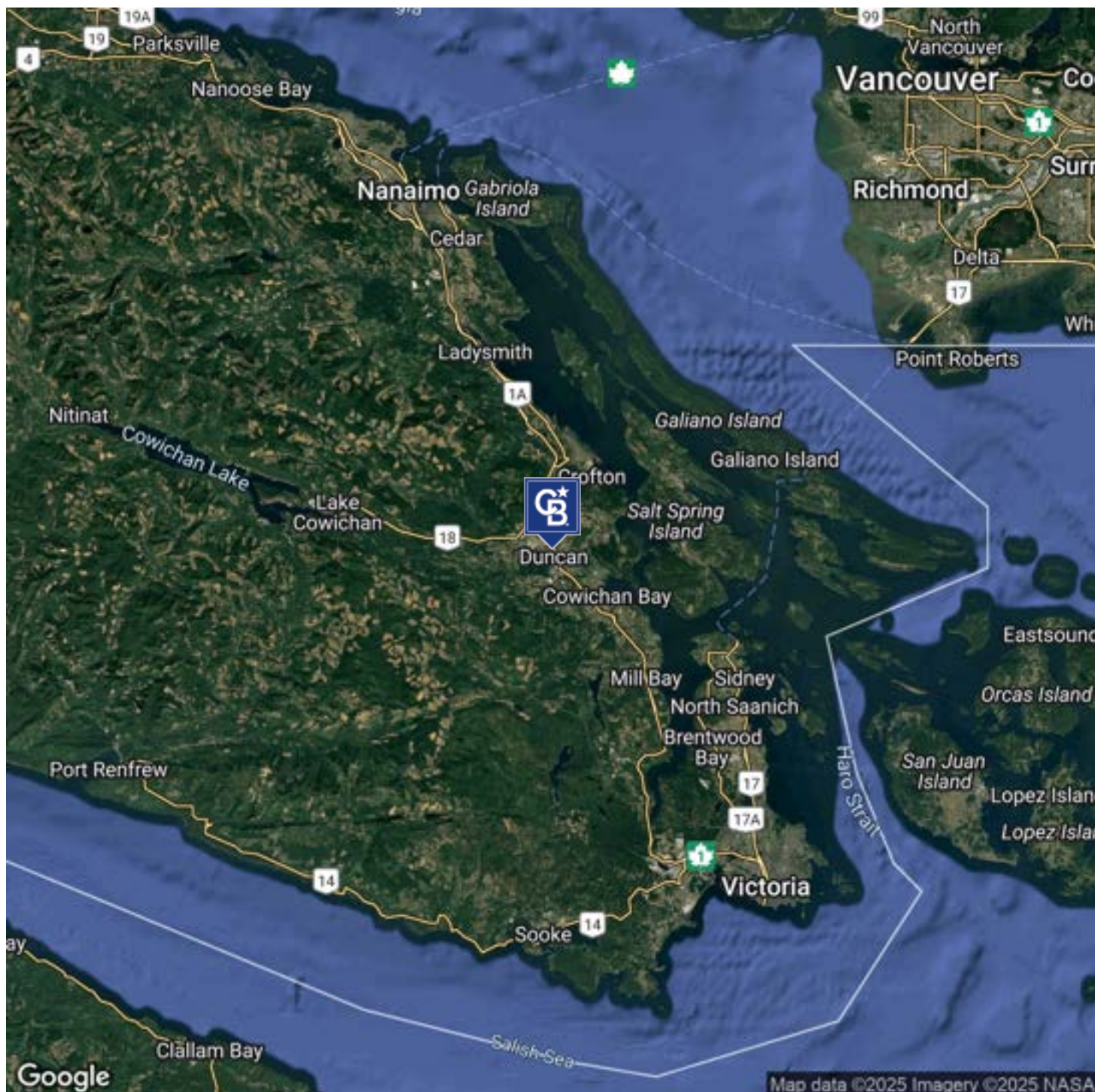


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