

\$400,000

PRIME OFFICE STRATA UNIT

2-271 Ingram Street Duncan, BC V9L 1P3



John Morris

Morris Commercial Group
(250) 710-0765

Ray Little

Little Property Group
(250) 732-6257



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COMMERCIAL
OCEANSIDE REAL ESTATE

SALE

2-271 INGRAM STREET

Duncan, BC V9L 1P3



PROPERTY DESCRIPTION

Prime Office Strata Unit for Sale – Ideal Owner-Occupier Opportunity. Own this charming 1,339 sq ft strata office in historic downtown Duncan, a growing area with limited office space available. Features include 4 private offices, boardroom, welcoming reception, kitchenette/staff area, plus a loft ideal as extra workspace with built-in desk and shelving. Fully self-contained for privacy, with rear entry and an accessible front entrance, 2 dedicated parking stalls, and ample street parking. Perfect for professionals choosing ownership over leasing, steps from shops, parks and amenities. The low strata fees of \$300 per month includes hydro. Rare find—secure this attractive option for your business today. Measurements approximate; buyer to verify.

PROPERTY HIGHLIGHTS

- 1,339 SF building
- Zoned DTC (Downtown Comprehensive)
- Prime location in Duncan
- 4 private offices, boardroom, loft workspace, reception
- Kitchenette / staff area
- Accessible front entrance

OFFERING SUMMARY

Sale Price:	\$400,000
Building Size:	1,339 SF
Zoning:	DTC (Downtown Comprehensive)

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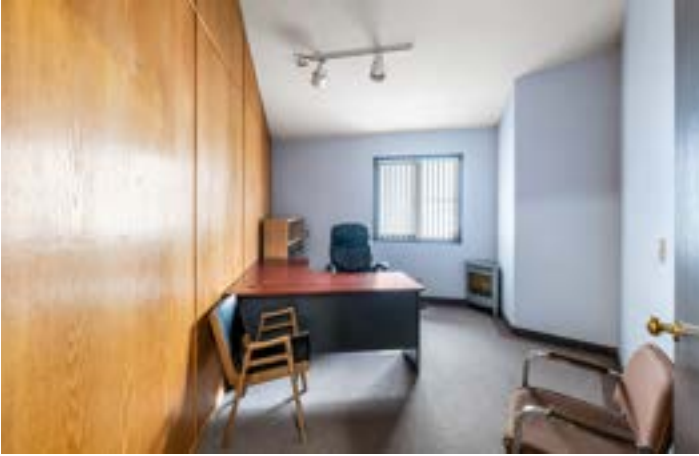


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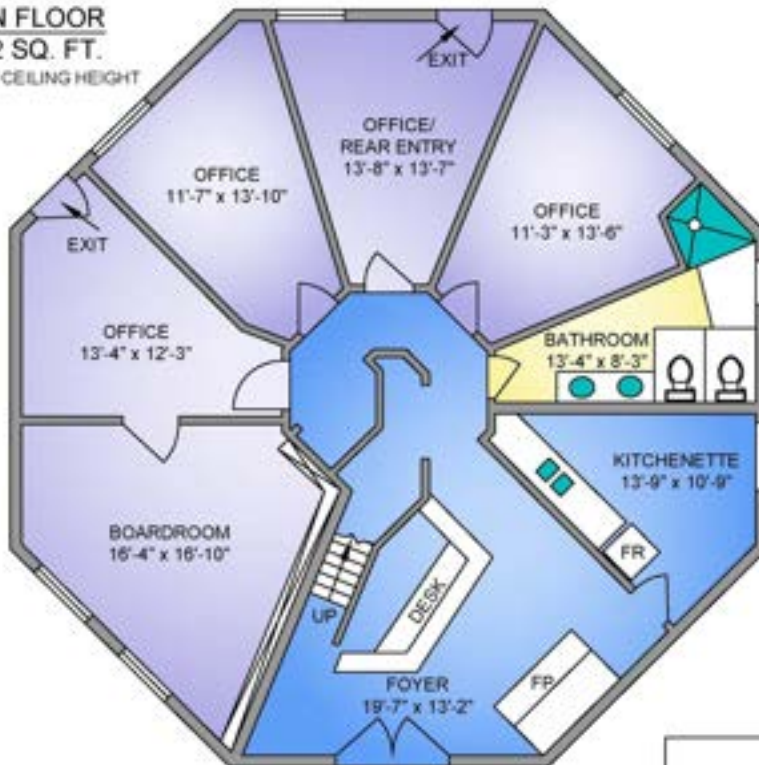
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MAIN FLOOR
1252 SQ. FT.
8'-0" -12'-7" CEILING HEIGHT



UPPER FLOOR
87 SQ. FT.



2-271 INGRAM JANUARY 13, 2025 PREPARED FOR THE EXCLUSIVE USE OF LITTLE PROPERTY GROUP PLANS MAY NOT BE 100% ACCURATE IF OTHER BLDG TO VERIFY		
FLOOR	TOTAL	AREA (SQ. FT.)
MAIN	1252	1252
UPPER	87	87
TOTAL	1339	1339

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PART 5 – COMMERCIAL ZONES

Downtown Comprehensive Zone	DTC
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5.1 Intent

5.1.1 The intent of the Downtown Comprehensive (DTC) zone is to permit a broad range of commercial and residential uses including mixed-use development up to 6 storeys in height in the downtown area.

5.2 Permitted Uses

5.2.1 The uses permitted in the DTC zone are as follows:

Principal Uses	Accessory Uses	Conditions of Use
<p><i>Assisted Living Residential Facility*</i> <i>Community Care Facility*</i> <i>Commercial Daycare</i> <i>Community Use</i> <i>Craft Beverage Production</i> <i>Cultural Use</i> <i>Dwelling, Multi-Unit*</i> <i>Education Facility</i> <i>Financial Institution</i> <i>Funeral Service Facility</i> <i>Mobile Food Vending</i> <i>Hospital</i> <i>Office</i> <i>Parking Facility</i> <i>Public Market</i> <i>Recreation Facilities, Indoor</i> <i>Repair Service, General</i> <i>Retail & Personal Service*</i> <i>Restaurant</i> <i>Social Service</i> <i>Tourist Accommodation</i></p>	<p><i>Home-Based Business in a Multi-Unit Dwelling</i></p>	<p>* <i>Multi-Unit Dwellings</i> are permitted above the <i>first storey</i> only * Where the <i>Retail & Personal Service</i> use is a store selling previously owned or used goods, outside display of goods is limited to a maximum of 3.7 m². * <i>Dwelling units</i> or <i>sleeping units</i> in an <i>Assisted Living Residential Facility</i> or <i>Community Care Facility</i> are permitted above the <i>first storey</i> only * <i>Uses</i> on the <i>first storey</i> of a <i>building</i> with an <i>Assisted Living Residential Facility</i>, <i>Community Care Facility</i> or <i>Multi-Unit Dwelling</i> must provide service to persons off-site, not only to <i>owners</i> or <i>occupiers</i> of the <i>building</i>.</p>

*Conditions of use apply

5.3 Development Regulations

5.3.1 Development in the DTC zone is subject to the following:

Development Criteria		Regulations		
Maximum <i>Parcel Coverage</i>		95%		
Minimum <i>Floor Area Ratio</i>		1.0:1		
Maximum <i>Floor Area Ratio</i>		Base Density	Bonus Density I	Bonus Density II
		3:1	3.3:1	3.6:1
Development Criteria		Regulations		
Amenities Required for Bonus Density I		A density bonus of up to 0.3 above the base density is permitted if the developer enters a <i>housing agreement</i> with the <i>City</i> , to require that a minimum of 30% of the <i>dwelling units</i> in the entire development are rental or <i>affordable housing</i> units.		
Amenities Required for Bonus Density II		<p>A density bonus of up to 0.6 above the base density is permitted if at least one of the following conditions are met:</p> <ul style="list-style-type: none"> (i) The developer enters a <i>housing agreement</i> with the <i>City</i> to require that a minimum of 75% of the <i>dwelling units</i> in the entire development are rental units or <i>affordable housing</i> units; (ii) 100 % of the required parking spaces for the entire development are located underground or within a parking <i>structure</i> incorporated into the design of the <i>building</i>; or (iii) The entire development achieves or exceeds British Columbia Energy Step Code Level 3 energy efficiency requirements. 		
Principal Building		Regulations		
Maximum <i>Height</i>		20 m (6 <i>habitable storeys</i>) for <i>Mixed-Use Development</i> 14 m (4 <i>habitable storeys</i>) for other <i>uses</i>		
Minimum <i>Height</i>		2 <i>storeys</i>		
Minimum <i>Parcel Line Setback</i>	<i>Front</i>	1 m; 0 m on Station Street and Craig Street		
	<i>Rear</i>	0 m		
	<i>Side, Interior</i>	0 m		
	<i>Side, Exterior</i>	1 m; 0 m on Station Street and Craig Street		
Maximum <i>Front</i> or <i>Exterior Side Parcel Line Setback</i>		3 m No more than 25% of the front or exterior side of a <i>building</i> shall be set back further than the maximum <i>setback</i> .		
Accessory Buildings and Structures		Regulations		

Maximum Height		4 m
Minimum Parcel Line Setback	Front	15 m
	Rear	0 m
	Side, Interior	0 m
	Side, Exterior	5 m

5.3.2 A multi-unit dwelling strata development with more than 74% parcel coverage, to which this section applies, may be rebuilt in its existing location if it is damaged to the extent of 75% or more of its value above the foundation, provided that its floor area is not increased and the number of dwelling units in the building is not increased.

5.4 Subdivision Regulations

5.4.1 Subdivision in the DTC zone is subject to the following:

Subdivision Criteria	Regulations
Minimum Parcel Area	700 m ²
Minimum Parcel Frontage	20 m

5.5 Site Specific Uses

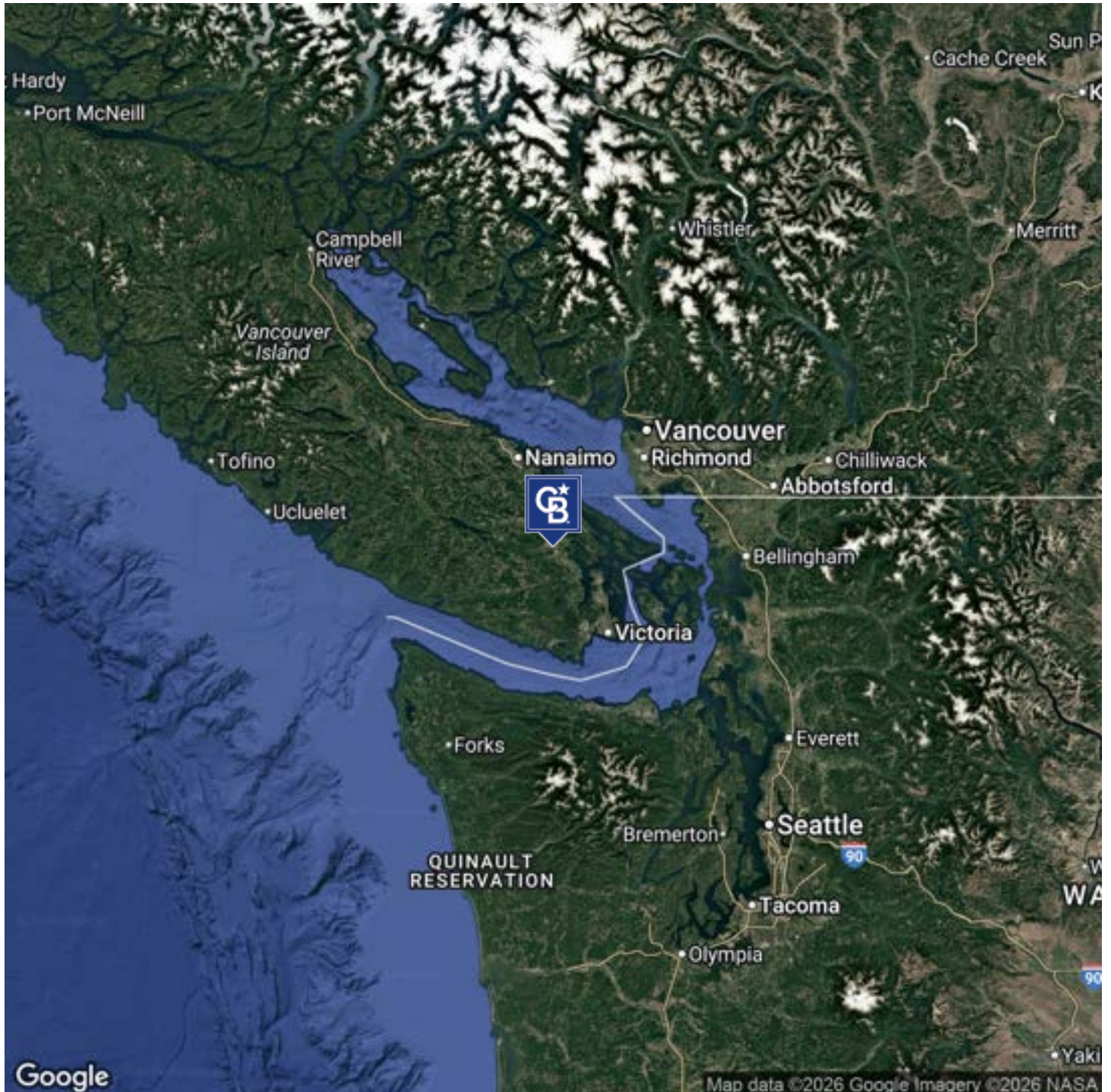
5.5.1 The following uses shall be permitted on a site-specific basis only:

Site-specific Uses	Location
Automotive Repair Shop	462 Duncan Street – Lot 3, Block 1, Section 17, Range 6, Quamichan District, Plan VIP 854
Car Wash	71 Trunk Road – Lot A, Block 2, Section 17, Range 6, Quamichan District, Plan VIP 2070
Motorcycle Repair and Sales	277 Government Street – Lot 7, Block 12, Section 17, Range 6, Quamichan District, Plan VIP 2070

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JOHN MORRIS

Morris Commercial Group

Direct: (250) 710-0765

Cell: (250) 710-0765

jmorriscommercial@gmail.com



RAY LITTLE

REALTOR

Direct: (250) 732-6257

ray@littlepropertygroup.com



eXp Realty (DU)

331 Festubert Street Duncan, V9L 3T1
(250) 732-6257

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