



FOR SUBLEASE

4675 Trans-Canada Highway / Duncan, BC



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OPPORTUNITY

Cushman & Wakefield ULC is pleased to present for sublease a free-standing asset on 2 acres of land at 4675 Trans-Canada Highway, Duncan, B.C. (the "Subject Property"). The Subject Property has incredible exposure to the Trans-Canada Highway and offers flexible zoning to accommodate a wide range of different uses.

LOCATION

The Subject Property is located in the Cowichan Valley region that services over 80,000 people. It is a part of a vibrant community that features all modern amenities and services while retaining its historic charm. The Subject Property is located in the middle of Nanaimo and Victoria on Vancouver Island and is roughly a one hour drive to both Victoria and Nanaimo.

BUILDING FEATURES

- Attractively landscaped with beautiful country views
- Unique building with lots of character
- Access to undeveloped land

SALIENT DETAILS

Address	4675 Trans-Canada Highway, Duncan, BC V9L 6L2
PID	001-348-281
Legal Description	Lot 1, Section 6, Range 2, Cowichan District, Plan 29764
Land Size	2.00 acres
Building Size	5,040 SF
Zoning	C-2 - Rural Commercial 2 Zone
Gross Rent	\$7,500 per month
Term	February 28th, 2027







DEMOGRAPHICS

	1km	3km	5km
Population (2021)	303	3,029	7,620
Population (2026)	306	3,063	7,780
Projected Annual Growth (2021 - 2026)	1.1%	1.1%	2.1%
Median Age	52.5	50.8	47.4
Average Household Income (2021)	\$116,312	\$107,712	\$91,117



24,195

**AVERAGE VEHICLES PER DAY
ALONG TRANS-CANADA HWY**



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