4790 Trans Canada Hwy

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Duncan**	Possession	**TBA**
City	**Duncan**	Title	**Freehold**
Type	**Building and Land**	Current Price	**$889,900.00**
Category	**Commercial**	Sale Price	
Taxes	**$8,480 2009**	Sale Date	
MLS®	**297533**		
Zoning	**C4**		
Zoning Type	**Commercial**		

Business Name	**The Galaxy**	Commercial	**Mixed**
Price Type	**For Sale**	Industrial	
Business		Multi-Family	

Property Features

Width (Ft)		Rentable Area	**9,640**
Depth (Ft)		Est. Op. Costs	
Lot Area (Acres)	**3.79**	Building Sz	**9,640**
Lot Area (Sqft)	**165,092**		
Lot Size	**3.79 acres**		

Amenities

Land Services **Cleared, Highway Access, Level, Not Sewered, Public Trans. Nearby, Visual exposure, Corner Site**

Legal

Legal	**THAT PART PCL E (DD 849901) SEC 7 RGE 1 PL 1274 EXC PART IN PL 12562, 1348 & VIP 1037 & LT 1 SEC 7 RGE 1 COWICHAN PL 12562 PID 002478153**
PID #	**004786327**
Tax Roll #	
Restrictions	

LOCATION! Prime Commercial Highway Traffic Light Corner. High visibility & traffic flow. Easy access, 3.79 level acres. Formerly 'The Galaxy'Nightcub/Restaurant. Value in the land, currently zoned C4. The Cowichan Valley Regional District has indicated a re-zoning to a more general use C2 or C3 would be reasonable & have a high probability of success. Close to the Cowichan Golf Club & other commercial enterprises; Whippletree Junction, Pioneer House Restaurant, Dinters Nursery, Iron Horse Equipment etc.Many potential uses include;mini storage,RV sales,strip mall, motel etc??? Drilled well for water and septic/sewage treatment. Property includes a 9640 sq ft commercial building, not used, with deferred maintenance plus an old uninhabited 1258 sq ft house. Located 5 minutes south of downtown Duncan and 30 minutes north of Victoria.On public transit,a great opportunity for a high profile commercial development in the fast growing Cowichan Valley,on popular SE Vancouver Island. Listed By: Sutton Group-West Coast Realty

This listing information is provided by
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