



<b>360 &amp; 370 Brae Road</b>			
Zone	<b>Zone 3- Duncan</b>	Status	<b>Active</b>
Sub Area	<b>Z3 Duncan</b>	Possession	<b>TENANCY</b>
City	<b>Duncan</b>	Title	<b>Freehold</b>
Type	<b>Building and Land</b>	Current Price	<b>\$1,099,000.00</b>
Category	<b>Multi-Family</b>	Sale Price	
Taxes	<b>\$5,216 2007</b>	Sale Date	
MLS#	<b>252124</b>		
Zoning	<b>RM3 &amp; RM4</b>		
Zoning Type	<b>Multi-Family</b>		

Business Name	Commercial
Price Type	<b>For Sale</b>
Business	Industrial
	Multi-Family
	<b>Apartment</b>

### Property Features

Width (Ft)	<b>120</b>	Rentable Area
Depth (Ft)	<b>260</b>	Est. Op. Costs
Lot Area (Acres)	<b>0.72</b>	Building Sz
Lot Area (Sqft)	<b>31,200</b>	
Lot Size	<b>31200 sq.ft.</b>	
Amenities		
Land Services	<b>Fully Sewered, Public Trans. Nearby, Shopping Nearby, Views</b>	

### Legal

Legal	<b>LT 2, 3, 16, 17 SEC 17 RGE 6 BLK 3 QUAMICHAN PL 2905 PID 006275290/006275/265/006274862/006274790</b>
PID #	<b>000000000</b>
Tax Roll #	
Restrictions	

Multi-family site. Zoning allows for 28 suites. Located in the heart of Duncan. Prime location, fully serviced. 4 separate 60 x 130 lots = 31,200 sq.ft + 2 lovely large older houses, rented at \$800 per month each, with frontages on 2 roads, Brae Rd & Ypres Street. Zoned RM3 and RM4. The 4 titles and 2 road frontages offer many creative project layout and phases options. Walk to town, shopping, community center, library, pool, mall, Malaspina College, parks, public transit, etc. Well priced at \$39,250 per unit land cost. A very rare opportunity for the best multi-family site in Duncan. Listed By: Sutton Group-Resource Rlty Du



This listing information is provided by  
**Grant Clement 748-5000**  
[www.clementrealestate.com](http://www.clementrealestate.com)  
 Sutton Group-Resource Rlty Du  
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