

	5867 Trans Canada Hwy			
	Zone	Zone 3- Duncan	Status	Active
	Sub Area	Z3 Duncan	Possession	TBA
	City	Duncan	Title	Freehold
	Type	Business w/Bldg & Land	Current Price	\$1,499,900.00
	Category	Business	Sale Price	
	Taxes	\$15,282 2008	Sale Date	
	MLS#	265914		
	Zoning	C2		
	Zoning Type	Commercial		
Business Name	Falcon Nest Motel	Commercial		
Price Type	For Sale	Industrial		
Business	Accommodation	Multi-Family		
Property Features				
Width (Ft)		Rentable Area		
Depth (Ft)		Est. Op. Costs		
Lot Area (Acres)	0.73	Building Sz		
Lot Area (Sqft)	31,799			
Lot Size	31799 sq.ft.			
Amenities	Cablevision, Highway Access, Playground, Pool Outdoor, Wheelchair Access			
Land Services	Fully Sewered, Highway Access, Level, Public Trans. Nearby, Shopping Nearby, Visual exposure			
Legal				
Legal	LT 1 SEC 18 RGE 6 QUAMICHAN DIST PL 20262 EXCEPT PL 23349			
PID #	000397831			
Tax Roll #				
Restrictions				
<p>Falcon Nest Motel, Great Location with lots of Development Potential. 31,799 sq ft of C2 Zoned land fronting on the busy Trans Canada Highway in Duncan. 24 rooms plus a 1 Bedroom Apartment and Bonus, a 3 Bedroom Apartment. Good occupancy, outdoor pool. Close Walking Distance to everything; Restaurants, Community Centre, Pool, Library, Arena, Cowichan Sports Complex, Vancouver Island University. Positive financial statement. The adjoining property, a fully rented 6 Plex, MLS 265912 is also available making a great land amalgamation for a development site with frontages on both the Trans Canada Hwy and York Rd. Listed By: Sutton Group-Resource Rlty Du</p>				



This listing information is provided by
Grant Clement (250) 748-5000
www.clementrealestate.com
Sutton Group-Resource Rlty Du
2610 Beverly Street, Duncan BC www.sutton.com

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