



**COLDWELL
BANKER
COMMERCIAL**

OCEANSIDE REAL ESTATE

**5207-5209 TRANS
CANADA HIGHWAY**

\$899,000

\$899,000

FOR SALE

CBCWORLDWIDE.COM



OFFICE

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3194 Douglas Street, VICTORIA, BC V8Z3K6
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SALE

5207-5209 TRANS CANADA HIGHWAY

5207-5209 Trans Canada Highway, Duncan, BC V0R 2C0



OFFERING SUMMARY

Sale Price: \$899,000

Lot Size: 0.99 Acres

Building Size: 9,686 SF

Zoning: C5

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PROPERTY OVERVIEW

This is an ideal re-development project with significant Trans Canada Highway exposure. Presently, there is income potential available while an investor waits for a rezoning or development permit application. The property has frontage on both Koksilah Frontage Road, that runs adjacent to the Trans Canada Highway, and, at the rear, Francis Street. The property is comprised of a retail store with four apartments and an undeveloped third floor attic. There is also a two story residential home attached to the commercial building that is separated into two suites. At this time, only one apartment and the retail space is occupied.

PROPERTY HIGHLIGHTS

- Retail Store
- Excellent Exposure
- Highway Access
- On-Site Parking

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7.5 C5 – Village Commercial 5 Zone

Subject to compliance with **Part 2** of this bylaw, the following regulations apply in the **C5** zone:

1. Permitted Uses

The following principal uses and no others are permitted:

- a) Agricultural and horticultural supply sales;
- b) Artist studio;
- c) Bakery;
- d) Café;
- e) Catering service;
- f) Financial institution;
- g) Health studio;
- h) Market;
- i) Office;
- j) Personal service;
- k) Restaurant;
- l) Retail sales;

The following accessory uses and no others are permitted:

- m) Dwelling.

2. Density

Residential use is limited to two dwellings per parcel accessory to a principal permitted use.

3. Subdivision Regulation

The minimum parcel area for the purpose of subdivision is 1,100 m².

4. Development Regulations

- a) Impervious surface coverage shall not exceed 45%, of which not more than 35% may be parcel coverage;
- b) The following minimum setbacks for buildings and structures apply:

<u>Type of Parcel Line</u>	<u>Principal Use</u>	<u>Accessory Use</u>
Front	6 m	6 m
Interior Side	3 m	6 m
Exterior Side	4.5 m	6 m
Rear	6 m	6 m
Adjoining ALR	15 m	15 m

- c) The maximum height of all buildings and structures is 10 m, except it is 7.5 m for accessory buildings and structures.

5. Special Regulations

- a) All parcels are required to be serviced by community water and sewer services;
- b) In addition to the permitted uses listed in Subsection 1, motor vehicle sales, including exterior storage of motor vehicles, is a permitted use on Lots 5 and 6, Block 4, Section 12, Range 7, Quamichan District, Plan VIP 77750 (PID: 004-170-687).



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