

## Property Full Property View

170 Trans Canada Hwy Duncan BC V9L 2P7    MLS® 967397    \$1,100,000    Active

Full Client



MLS® No: **967397**  
 Status: **Active**  
 DoM: **0**  
 Storeys:  
 List Date: **2024-06-19**  
 Area: **Duncan**  
 Sub Type: **Retail**  
 Business Type:  
 Total Units: **1**  
 Lot SqFt: **13,504**  
 Total SqFt: **2,205**  
 Title: **Freehold**  
 Exist Lease Type: **Sale Price**  
 Lease Term Offered:

List Price: **\$1,100,000**  
 Addl Rent:  
 Original Price: **\$1,100,000**  
 Sold Price:  
 Pending Date:  
 Sub Area: **Du East Duncan**  
 Parking Spaces:  
 Lot Acres: **0.31**  
 Unfin SqFt:

**Recent: 06/19/2024 : NEW**

Discover a fantastic opportunity to own a commercial property in Duncan! This well-maintained building boasts 11' ceilings and offers 1,607 sq. ft. of versatile office space. The layout includes a welcoming reception area, a board room, and 3-5 offices, depending on your configuration needs. Additionally, ample storage and a large garage provide numerous options for a growing business. Zoned for a variety of uses, this property is perfect for professional offices, retail & personal services, financial or real estate offices, community uses, automotive or general repair services, and more. The spacious lot offers parking for dozens of vehicles, with a fenced area at the back of the building. Ideally situated with direct highway access, opportunities like this are rare. The sale includes the building and land, but not the business.

### Land

Lot SqFt: **13,504**      Lot Acres: **0.31**      Dimensions:  
 Onsite Parking: **Yes**      Park Spcs:  
 Comm Area: **Core (excl Downtown)**      View:  
 Water: **Municipal**      Sewer: **Sewer Connected**  
 Services:  
 Lot Features: **Central Location, Cleared, Easy Access, Level, Private**

### Building/Exterior

Built (Est): **1957**      Total SqFt: **2,205**      Pot SqFt:  
 Subdividable?:      Min SqFt Sbdv:  
 Storeys:      Ceiling Height: **11'**      Foundation: **Slab**  
 Onsite Parking: **Yes**      Park Spcs:  
 Heating: **Forced Air, Heat Pump**      Access: **Road: Paved**  
 Lgl NC Use:      MHR No.:      Cooling:  
 Flooring: **Carpet**      Other Structures:  
 Building Features: **Indoor Parking, Kitchen/Staff Room, Parking, Security System, Shopping Nearby, Storage Room, Transit Nearby, Visual Exposure**  
 Construction Mtrs: **Stucco**  
 Exterior Ftrs: **Fencing: Partial, Security System**

### Business

Business Name:  
 Net Op Inc:      Op Expense:  
 Inventory Val:      Goodwill Val:  
 Other Equipment:  
 Inclusions:  
 Exclusions: **Trade Name(s)**

### Units

Unit Type	Beds	Baths	Fireplaces	SqFt Finished	Rent Total
Commercial					

### Strata/Lease

Strata Fee:  
 Complex:  
 Strata Lot Incl:  
 Shared Amenities:  
 Exist Lease Type: **Sale Price**  
 Exist Lease Amt:  
 Lease Amt Addl:  
 Str Fee Year:  
 Bldgs/Cmplx:  
 Prop Mgr:  
 Units/Cmplx:  
 Mgr Phone:  
 Units/Bldg:  
 Exist Lease Exp:  
 Lease Amt Freq:  
 Exist Lease Term:  
 Lease Term Offered:

### Legal/Public Records

Assessed: **\$788,000**      Assess Yr: **2024**      Taxes: **\$12,547**      Tax Year: **2022**  
 Jurisdiction: **City of Duncan**      Title: **Freehold**  
 Zoning: **HCC**      Zone Desc:

PID: **004-261-321**

Roll No: **5460000**

Legal Description: **Lot 1, Section 16, Range 7, Quamichan District, Plan VIP4820 except Part in 1275 RW**

**Media/Miscellaneous**

Virtual Tour 1: <https://my.matterport.com/models/3bamKGvoqnm?section=media>

Addnl Photos:

Feature Sheet:

Sales Brochure:

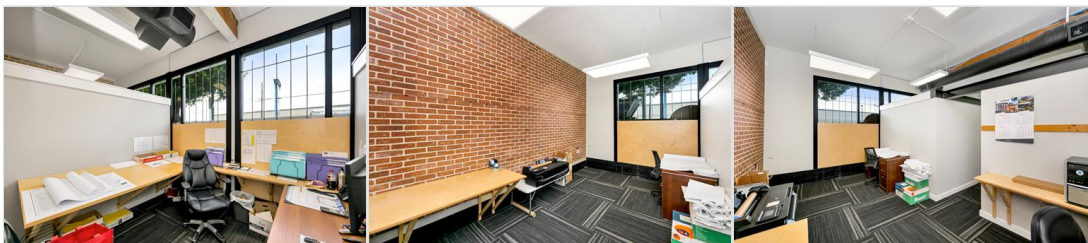
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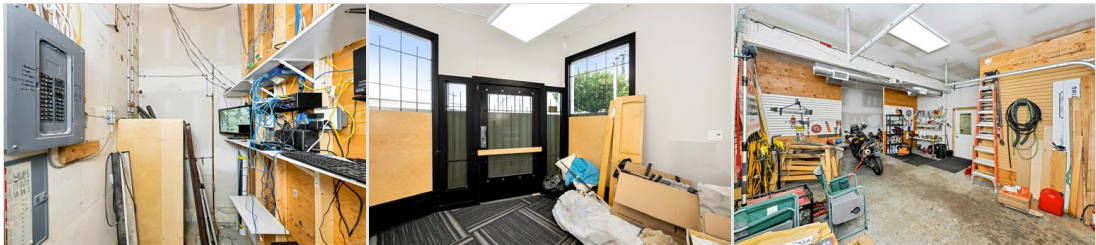
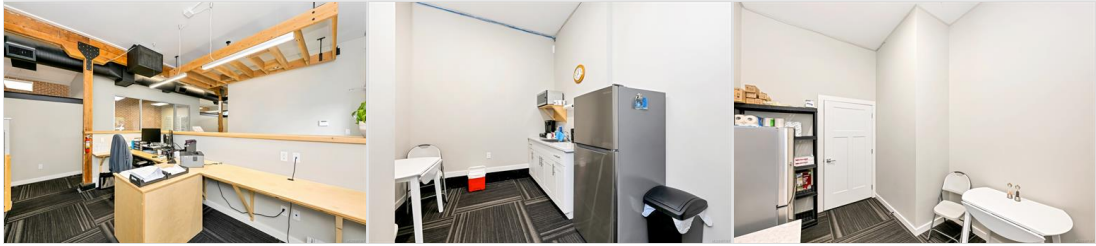
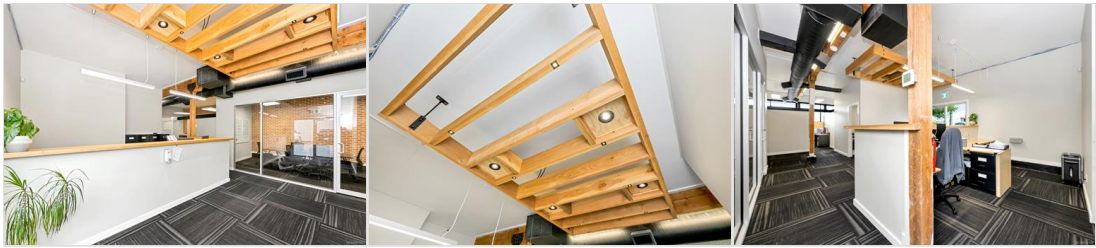
Foreign MLS® No:

Legacy MLS® No:

Foreign Board:

Photos





## Table of Contents

Brochure  
Feature Sheet  
Title  
Floor Plans  
Property Report  
Zoning Map  
Zoning Bylaws  
BC Assessment  
Property Assessment

The information and documentation included in this package was gathered from assumed reliable sources, but should not be relied upon without further independent investigation and verification.



paul@paultedrick.ca  
paultedrick.ca  
250-216-6020



**Building Information:**

The seller informs us that the building underwent a complete renovation six years ago. The entire structure was taken down to the 2x6 studs and rebuilt, including new stucco, insulation, plumbing, and electrical systems. A new roof and heat pump were also installed at that time.

Please note that this information should be verified through the building's owner and accompanying documentation, which is available upon serious inquiries

**Tenant Information:**

The current lease expires on July 1, 2025. Due to business expansion, the tenant will vacate at that time. If needed, the tenant is willing to vacate the property immediately to accommodate a prospective buyer.



paul@paultedrick.ca  
paultedrick.ca  
250-216-6020



**TITLE SEARCH PRINT**

2024-06-13, 14:13:52

File Reference:

Requestor: Paul Tedrick

Declared Value \$450000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Land Title District**

VICTORIA

Land Title Office

VICTORIA

**Title Number**

CA5804487

From Title Number

L41795

**Application Received**

2017-02-03

**Application Entered**

2017-02-07

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Taxation Authority**

Duncan, The Corporation of the City of

**Description of Land**

Parcel Identifier:

004-261-321

Legal Description:

LOT 1, SECTION 16, RANGE 7, QUAMICHAN DISTRICT, PLAN 4820 EXCEPT PART IN 1275 RW

**Legal Notations**

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE WX2056394

**Charges, Liens and Interests**

Nature:

MORTGAGE

Registration Number:

CA5804667

Registration Date and Time:

2017-02-03 11:54

Registered Owner:

VANCOUVER CITY SAVINGS CREDIT UNION  
INCORPORATION NO. FI 97

Nature:

ASSIGNMENT OF RENTS

Registration Number:

CA5804668

Registration Date and Time:

2017-02-03 11:54

Registered Owner:

VANCOUVER CITY SAVINGS CREDIT UNION  
INCORPORATION NO. FI 97

**TITLE SEARCH PRINT**

File Reference:

Declared Value \$450000

2024-06-13, 14:13:52

Requestor: Paul Tedrick

**Duplicate Indefeasible Title** NONE OUTSTANDING

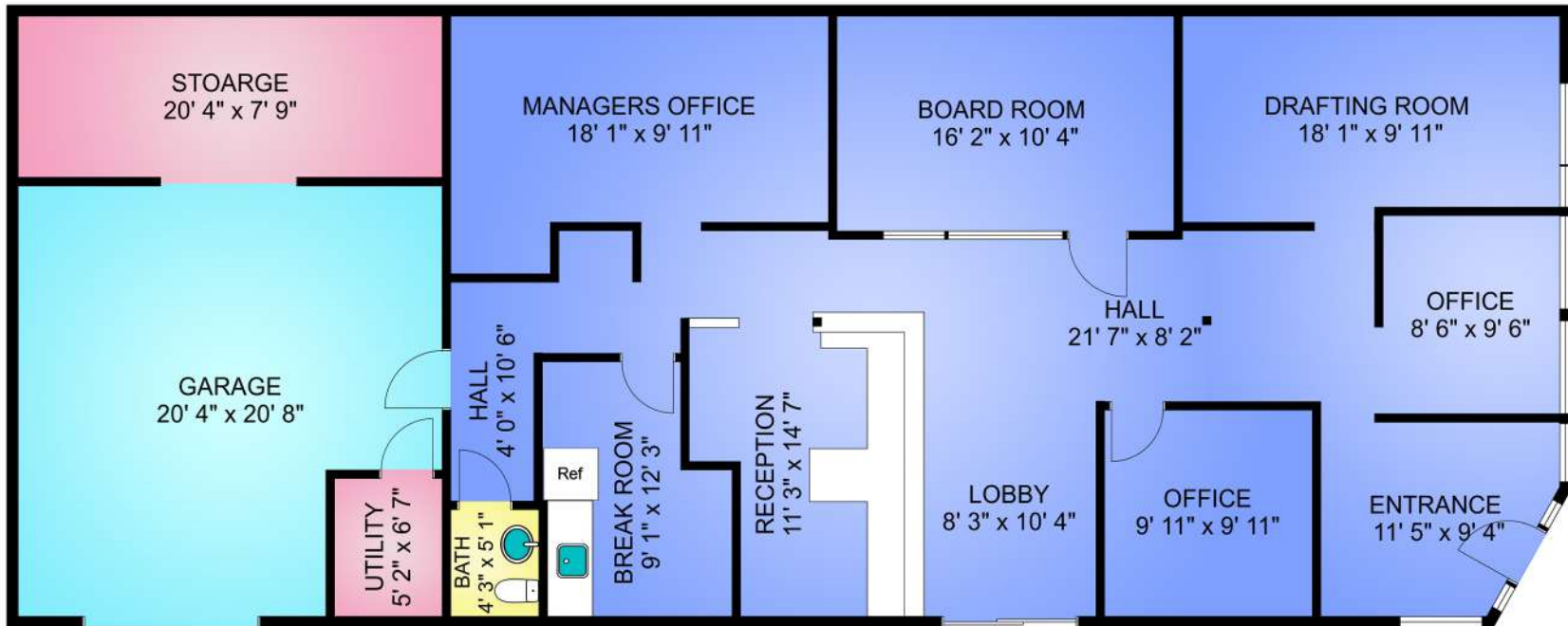
**Transfers** NONE

**Pending Applications** NONE

# Main Floor

## 1607 SQ FT

Ceiling Height 11' 0"



170 TRANS CANADA HWY					
FLOOR	FINISHED	UTILITY	STORAGE	GARAGE	TOTAL
MAIN	1607	42	169	387	2205
TOTAL	1607	42	169	387	2205
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.					
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF					

Paul Tedrick







## PROPERTY REPORT

# 170 TRANS CANADA HY

## Duncan

## V9L 3P7

## Canada

PID: 004-261-321

JUNE 13, 2024

PAUL TEDRICK  
Pemberton Holmes Ltd. (Dun)  
DUNCAN  
P: +1250-216-6020  
paul@paultedrick.ca  
www.paultedrick.ca

I'm more than a real estate agent. I'm a REALTOR®.

## Summary Sheet

# 170 TRANS CANADA HY Duncan BC V9L 3P7

PID	004-261-321
Legal Description	LOT 1, SECTION 16, RANGE 7, QUAMICHAN DISTRICT, PLAN 4820 EXCEPT PART IN 1275 RW
Plan	VIP4820
Zoning	HCC - Highway Corridor Commercial Zone
Community Plan(s)	not in ALR



Year Built	1957	Structure	STORE(S) AND SERVICE COMMERCIAL
Lot Size	13507.56 ft <sup>2</sup>	Bedrooms	-
Bathrooms	-	Dimensions	90 x 150 Ft
Max Elev.	12.93 m	Min Elev.	11.34 m
Floor Area	-	Walk Score	93 / Walker's Paradise
Transit Score	-	Annual Taxes	-

### ASSESSMENT

	2023	%	2024
Building	\$309,000	0.00	\$309,000
Land	\$479,000	0.00	\$479,000
Total	\$788,000	0.00	\$788,000

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$788,000	↑ 75.11
Sales History	03/02/2017	\$450,000	↑ 484.42
	17/06/1982	\$77,000	↑ 7,699,900
	15/09/1981	\$1	-

### RECENT MLS® HISTORY

MLS® History is not available.

### DEVELOPMENT APPLICATIONS

-

### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	Alexander	Cowichan
School District	SD 79	SD 79
Grades	K - 7	10 - 12

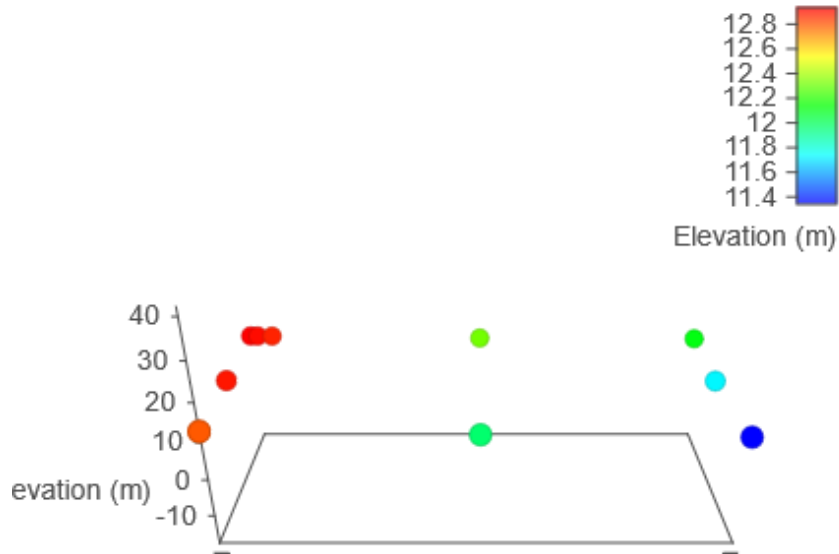
The enclosed information, while deemed to be correct, is not guaranteed.



# Estimated Lot Dimensions and Topography

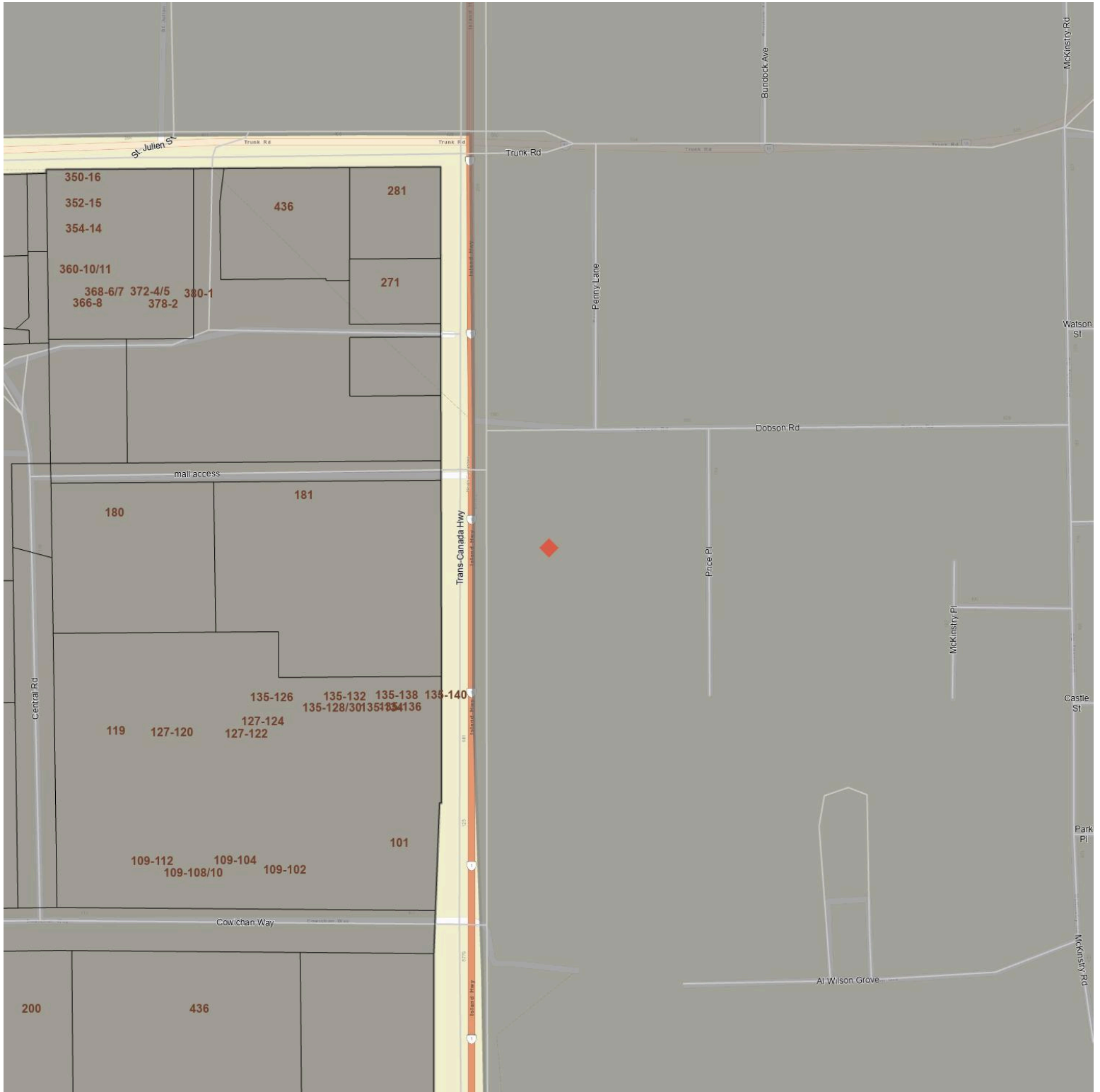


The lot dimensions shown are estimated and should be verified by survey plan.



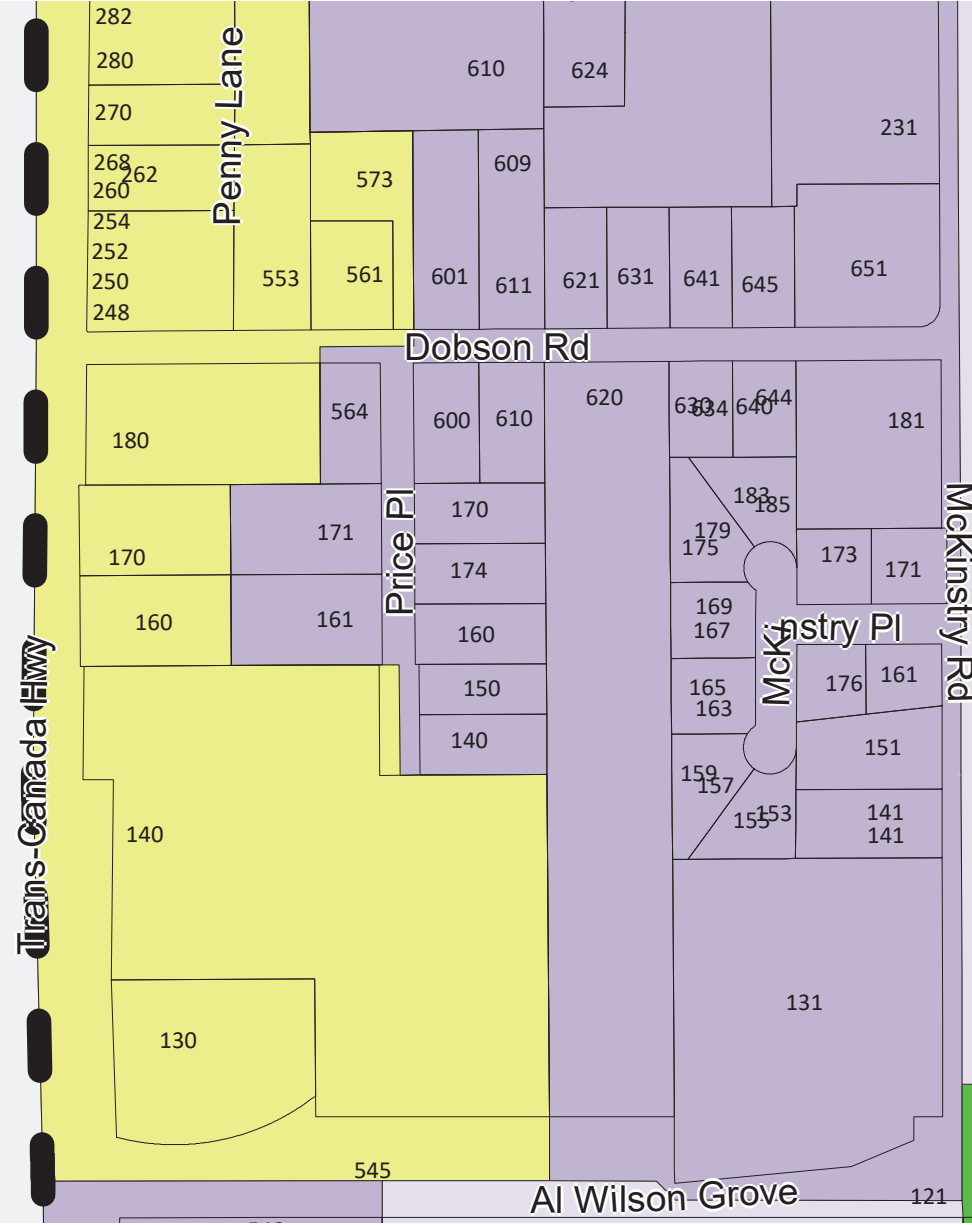
Max Elevation: 12.93 m | Min Elevation: 11.34 m | Difference: 1.59 m

## Zoning



## Legend

- |                           |                          |                             |                           |
|---------------------------|--------------------------|-----------------------------|---------------------------|
| World Street Map          | — Bridges                | — Highway                   | — Ferry                   |
| — Road                    | — Highways               | — Agricultural and Forestry | — Parks and Institutional |
| Industrial                | Commercial and Mixed Use | Comprehensive Development   | Residential               |
| Waterfront                | Water Use                | Utility                     | Railway                   |
| Neighbouring Jurisdiction | Parcels                  | Addresses                   | Lot Text                  |
| — Right of Ways           |                          |                             |                           |



<b>Highway Corridor Commercial Zone</b>	<b>HCC</b>
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**5.11 Intent**

5.11.1 The intent of the Highway Corridor Commercial (HCC) zone is to permit a range of commercial uses that are automobile-oriented and require convenient access to the Trans-Canada Highway.

**5.12 Permitted Uses**

5.12.1 The uses permitted in the HCC zone are as follows:

Principal Uses	Accessory Uses	Conditions of Use
<i>Automotive Fueling Station Car Wash Cheque-Cashing* Community Use Craft Beverage Production Dog Grooming Drive Through Education Facility Financial Institution Mobile Food Vending Office Pawn Shop* Repair Service, Automotive Repair Service, General Retail &amp; Personal Service Restaurant Tourist Accommodation</i>	<i>Dwelling, Accessory Home-Based Business Parking Facility</i>	<p><i>*A Cheque-Cashing business must be at least 500 m from any other Cheque-Cashing business.</i></p> <p><i>*A Pawn Shop must be at least 500 m from any other Pawn Shop.</i></p>

\*Conditions of use apply.

**5.13 Development Regulations**

5.13.1 Development in the HCC zone is subject to the following:

Development Criteria	Regulations
Maximum Parcel Coverage	40%
Minimum Floor Area Ratio	0.3:1
Maximum Floor Area Ratio	1.5:1
Maximum Residential Density	1 accessory dwelling
Outdoor Storage (does not include retail display areas)	Outdoor storage areas must be screened from highways in accordance with section 3.23.

Principal Building		Regulations
Maximum Height:		14 m (4 habitable storeys)
Minimum Height:		2 habitable storeys
Minimum Parcel Line Setback	Front	4 m
	Rear	0 m, except where a <i>parcel</i> abuts land with residential zoning, the minimum <i>rear parcel line setback</i> is 8 m.
	Side, Interior	0 m on one side, 4 m on the other side, except where a <i>parcel</i> abuts land with residential zoning, the minimum <i>interior side parcel line setback</i> is 5 m.
	Side, Exterior	4 m
Maximum Front Parcel Line Setback		6 m
Accessory Buildings and Structures		Regulations
Maximum Height		5 m
Minimum Parcel Line Setback	Front	8 m
	Rear	0 m, except where a <i>parcel</i> abuts land with residential zoning, the minimum <i>rear parcel line setback</i> is 8 m.
	Side, Interior	1.2 m, except where a <i>parcel</i> abuts land with residential zoning, the minimum <i>interior side parcel line setback</i> is 8 m.
	Side, Exterior	1.2 m

### 5.14 Subdivision Regulations

5.14.1 *Subdivision* in the HCC zone is subject to the following:

Subdivision Criteria	Regulations
Minimum Parcel Area	600 m <sup>2</sup>
Minimum Parcel Frontage	15 m

### 5.15 Site Specific Uses and Development Regulations

5.15.1 The following *uses* shall be permitted on a site-specific basis only:

Site-specific Uses	Location
<i>Automotive Sales</i>	439 Trans Canada Highway – Lot A, Section 17, Range 6, Quamichan District, Plan VIP 44109
<i>Automotive Sales</i>	461 Trans Canada Highway – Lot 1, Section 17, Range 6, Quamichan District, Plan VIP 53706
<i>Automotive Sales</i>	467 Trans Canada Highway – the southern half of Lot 1, Section 17, Range 6, Quamichan District, Plan VIP 29603
<i>Automotive Sales</i>	466 St. Julien Street – Lot A, Section 17, Range 6, Quamichan District, Plan VIP 82436



## COMMERCIAL ZONES

5.15.2 Principal buildings used for *automotive sales* on the *parcels* in sub-section 5.15.1 are not subject to the Minimum *Floor Area Ratio*, Minimum *Height* or Maximum *Front Parcel Line Setback* regulations in section 5.13.

## 170 TRANS CANADA HWY DUNCAN V9L 3P7

Area-Jurisdiction-Roll: 04-207-0546-00-00



**Total value \$788,000**

2024 assessment as of July 1, 2023

Land	\$479,000
Buildings	\$309,000
Previous year value	\$788,000
Land	\$479,000
Buildings	\$309,000

### Property information

Year built	1957
Description	Retail Store
Bedrooms	
Baths	
Carports	
Garages	
Land size	90 x 150 Ft
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	2,210
No. of apartment units	

### Legal description and parcel ID

LOT 1, PLAN VIP4820, SECTION 16, RANGE 7, QUAMICHAN LAND DISTRICT  
 PID: 004-261-321

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width  
 Length  
 Total area

## Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

# Public Records Full Property Report

## Property Identification & Legal Description

**Address:** 170 TRANS CANADA HWY DUNCAN BC V9L 3P7  
**Jurisdiction:** City of Duncan  
**Roll No:** 5460000  
**PID No:** 004-261-321  
**Neighbourhood:** East of Highway  
**Assessment Area:** 4  
**MHR No:**  
**Legal Unique ID:** A00000P6HN  
**Legal Description:** LOT 1, PLAN VIP4820, SECTION 16, RANGE 7, QUAMICHAN LAND DISTRICT

## Municipal Taxes

Gross Taxes:

## 2024 Assessed Values

### VALUATION:

	Land	Improve	Total
<b>Value:</b>	\$479,000	\$309,000	\$788,000

### GENERAL:

	Land	Improve	Total
<b>Gross Value:</b>	\$479,000	\$309,000	\$788,000
<b>Exempt Value:</b>	\$0	\$10,000	\$10,000
<b>Net Value:</b>	\$479,000	\$299,000	\$778,000

### SCHOOL:

	Land	Improve	Total
<b>Gross Value:</b>	\$479,000	\$309,000	\$788,000
<b>Exempt Value:</b>	\$0	\$10,000	\$10,000
<b>Net Value:</b>	\$479,000	\$299,000	\$778,000

### BC TRANSIT:

	Land	Improve	Total
<b>Gross Value:</b>	\$0	\$0	\$0
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$0	\$0	\$0

## Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2017-02-03	\$450,000	CA5804487	Improved Single Property Transaction
1981-03-15	\$195,000	K32924	Improved Single Property Transaction

## Other Property Information

<b>Lot SqFt:</b>	13,500	<b>Lot Width:</b>	90
<b>Lot Acres:</b>	0.31	<b>Lot Depth:</b>	150
<b>Tenure:</b>	Crown-Granted	<b>Actual Use:</b>	Store(S) And Service Commercial
<b>School District:</b>	Cowichan Valley	<b>Manual Class:</b>	Retail Store
<b>Vacant Flag:</b>	No	<b>Reg District:</b>	Cowichan Valley
<b>BC Transit Flag:</b>	No	<b>Reg Hosp Dist:</b>	Cowichan Valley
<b>Farm No:</b>		<b>Mgd Forest No:</b>	
<b>DB Last Modified:</b>	2024-01-01	<b>Rec Last Modified:</b>	2024-01-01

## Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$788,000	
2022	\$770,000	\$12,547
2021	\$647,000	\$11,808
2020	\$531,000	\$8,504
2019	\$471,700	\$9,226
2018	\$461,000	\$9,373
2017	\$414,700	\$9,377
2016	\$399,900	\$9,513
2015	\$398,900	
2014	\$407,500	
2013	\$407,500	
2012	\$401,500	
2011	\$401,500	

2010	\$341,800
2009	\$341,800
2008	\$341,800
2007	\$292,400
2006	\$282,200
2005	\$282,200
2004	\$243,200
2003	\$243,200
2002	\$243,200
2001	\$259,800

**REFERENCE PLAN OF LOT 1, PLAN 30040 & LOT 4, PLAN 454  
SECTION 16, RANGE 7, QUAMICHAN DISTRICT.**

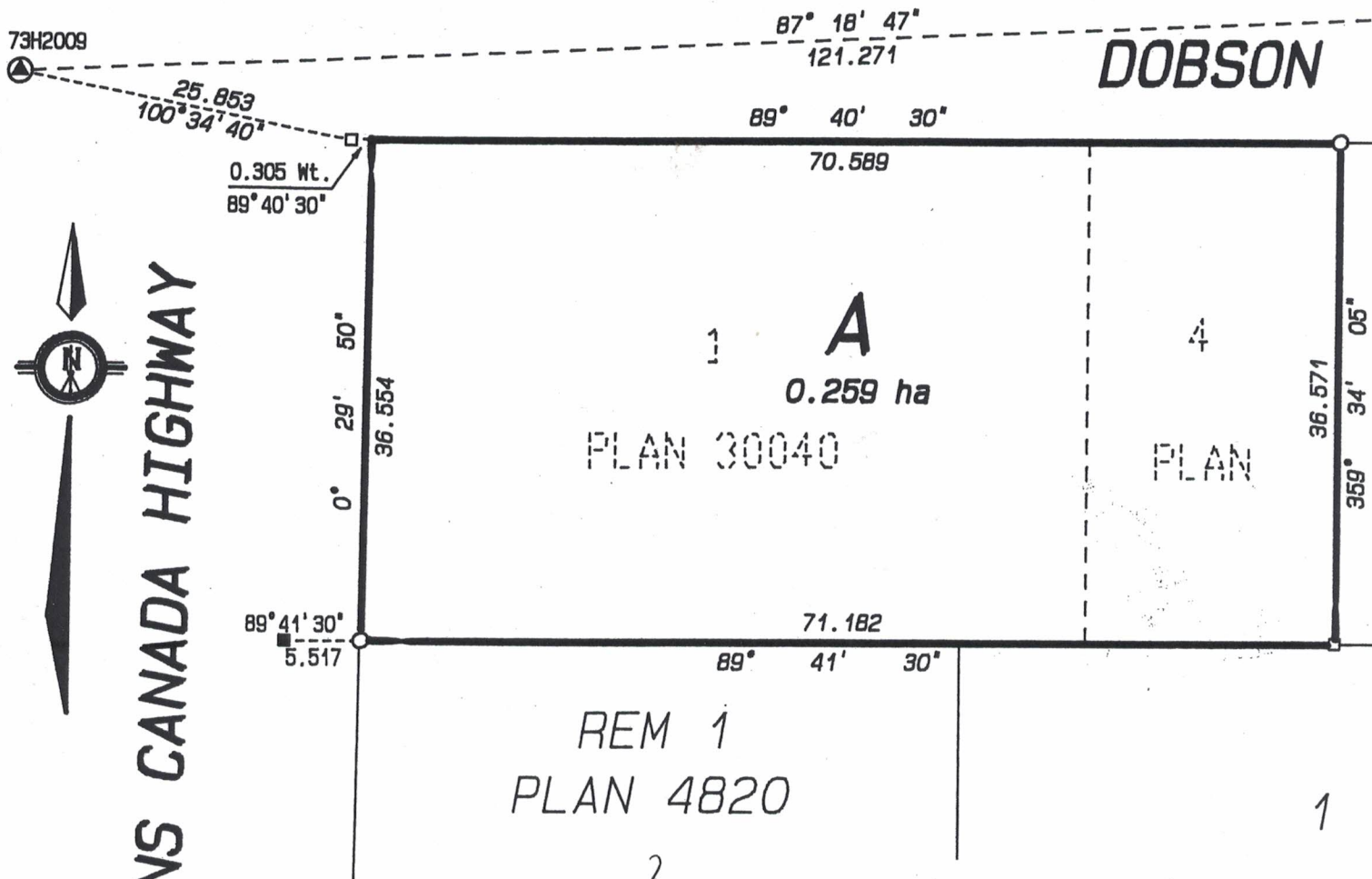
PURSUANT TO SECTION 99 (1) (b) LAND TITLE ACT B.C.G.S. 92B.07

**SCALE - 1 : 500**

This Plan lies within Cowichan  
Valley Regional District.



All distances are in metres & decimals thereof.



**MORTGAGEE**  
THE TORONTO-DOMINION BANK

**RIGHT OF FIRST REFUSAL**  
CNK HOLDINGS LTD.

Authorised Signatory

Authorised Signatory

Witness as to both signatures.

Witness

Notary Public  
Occupation

Lawyer  
Occupation

204-1006 Fort  
Address  
Victoria  
V8V3K4

1002 Wharf St. Victoria, B.C.  
Address  
V8W 1T4

FILE: 6070-QUAM  
**POWELL & LEWIS**  
B C LAND SURVEYORS  
940 View Street  
Victoria, BC V8V 3L6  
phone 382-8855

A PLAN



YOUR COWICHAN VALLEY REAL ESTATE CONNECTION

The information and documentation included in this package was gathered from assumed reliable sources, but should not be relied upon without further independent investigation and verification.



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