

FOR SALE

553-571

DOBSON ROAD

DUNCAN, BC

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3/4 ACRE DEVELOPMENT SITE IN STRATEGIC LOCATION

SALIENT FACTS

Civic Address	553 Dobson Road, 561 Dobson Road, 573 Dobson Road
Legal Description	Parcel Identifier: 005-778-654, 001-033-387, 001-033-379
Site Area	34,201 SF according to BC Assessment Authority records
Site Description	Collectively the site is rectangular in shape
Services	The property has a full array of municipal services
Current Zoning	HCC – Highway Corridor Commercial Zone
DPA Area	Other Commercial Area
Price	\$1,600,000

KEY HIGHLIGHTS

- Prime commercial development site comprised of three (3) distinct parcels
- Based on current zoning a 1.5:1 FAR would support +/-51,301.5 buildable SF
- The opportunity exists to assemble adjacent parcels to allow a larger mixed-use development
- Strong holding income to be yielded during entitlement process



5

minutes to Vancouver
Island University, Cowichan
Campus

25

minutes to Mill Bay Ferry
Terminal

56

minutes to Downtown
Victoria

553-571 DOBSON ROAD DUNCAN, BC



PERMITTED USES

The HCC zone permits a wide variety of commercial uses that are automobile oriented. However, other uses include but are not limited to, craft beverage production, office, restaurant and tourist accommodation.

DPA - OTHER COMMERCIAL AREAS

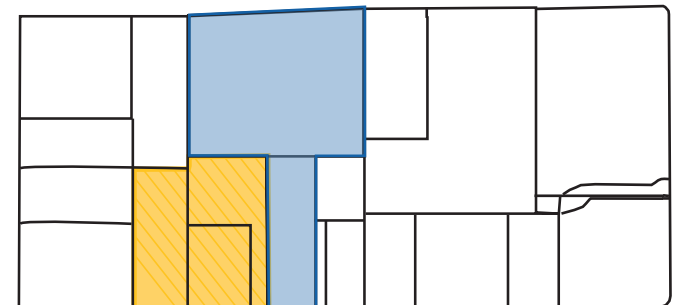
Aims to create a diversified commercial and employment sector that provides a wide range of goods and services. A mix of ground-level commercial and upper-level residential is encouraged.

HOLDING INCOME AND TENANCIES.

The properties generate holding income from the residential tenancies within two of the houses. Details of income and tenancies will be made available upon request.

POTENTIAL LAND ASSEMBLY

The opportunity to purchase 610 Trunk Road & 610 Dobson Road, adjacent to the subject properties, are currently actively listed for sale, providing an opportunity to assembly another 1.27 acres for a larger development opportunity total site size of 2.05 acres. Please contact the listing brokers for more information pertaining to 610 Trunk Road & 610 Dobson Road.



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