COLDWELL BANKER COMMERCIAL
OCEANSIDE REAL ESTATE

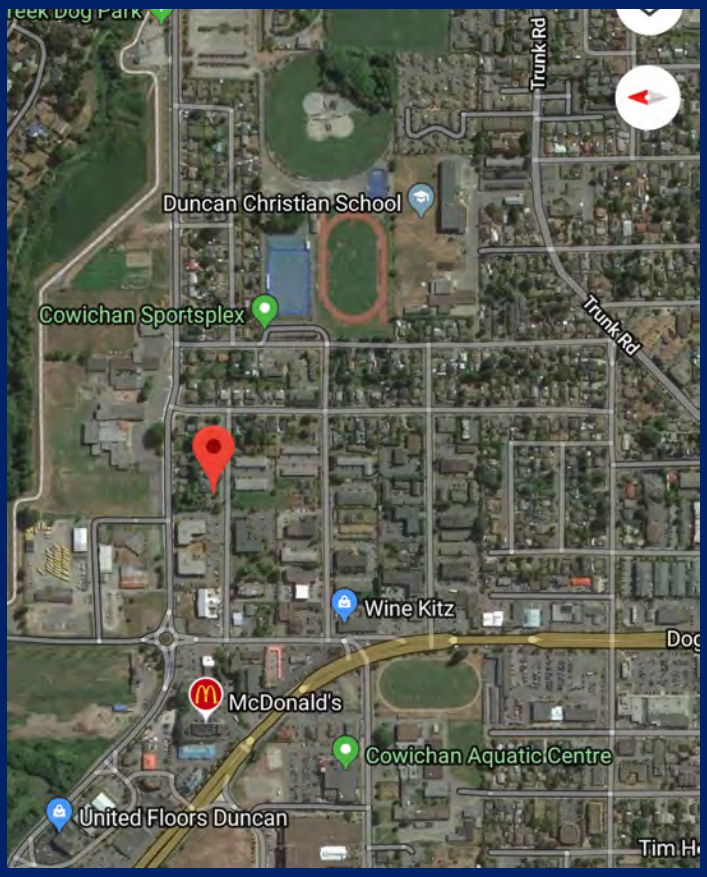
FOR SALE

2533 LEWIS STREET

Duncan, BC V9L 2Z2

$499,000

CBCWORLDWIDE.COM



OFFICE

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3194 Douglas Street, VICTORIA, BC V8Z3K6
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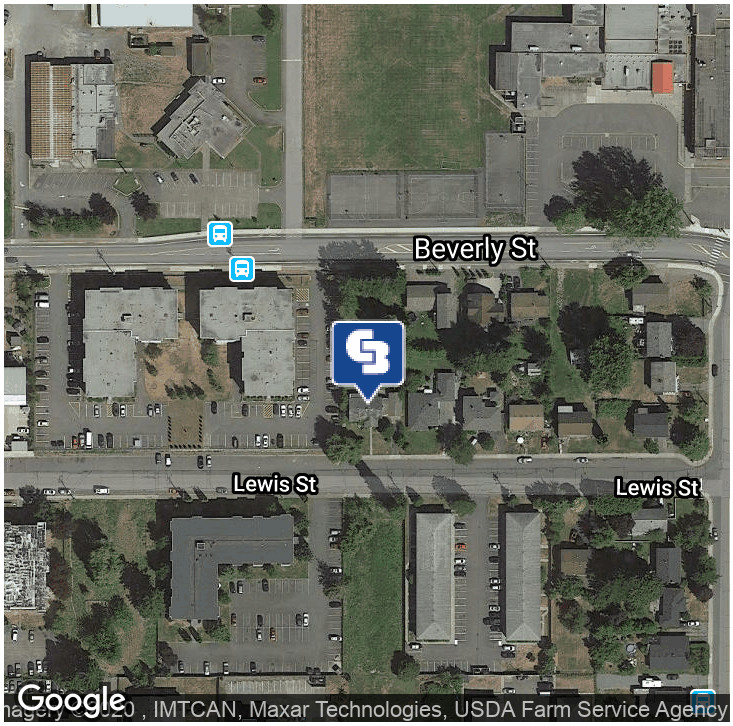

OFFERING SUMMARY

Sale Price:	$499,000
Lot Size:	0.41 Acres
Zoning:	CD14
Price / SF:	$30.50

PROPERTY OVERVIEW

Multi Family site with two road frontages located in East Duncan. The site is a short distance from Chesterfield Sportplex and Duncan VIU Campus. The commercial core, schools, parks, shopping and trail systems are easily accessible to the site. Preliminary plans for a 35 unit development site available. The location would also be well suited for a small townhouse development. The site is located close to several new development properties including a new senior care facility and the new Cowichan District Hospital.

PROPERTY HIGHLIGHTS

- Centrally Located
- Excellent Development Opportunity
- Preliminary Plans Available for 34 unit Development Site
- Very low Vacancy Rate in the Area (less than 1%)

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University Village Mid-Rise Residential Comprehensive Development Zone (CD14) [BL3656]

Permitted Uses

80.14 (1) The permitted uses for the CD14 zone are as follows:
Apartment
Congregate Housing
Limited Home-based Business
Multi-Family Residence

Minimum Lot Size

(2) The minimum permitted lot size for the CD14 zone is 450 m^2 (4,844 sq. ft.).

Minimum Frontage

(3) The minimum permitted frontage for the CD14 zone is 15 m (49.21').

Density

(4) The maximum permitted floor space ratio for the CD14 zone is 3:1.

Maximum Lot Coverage

(5) The maximum permitted lot coverage, including covered parking, for the CD14 zone is 70% of the lot area.

Minimum Setbacks

(6) The minimum permitted setbacks for principal buildings, for the CD14 zone, are as follows:
(a) Yard, Front, 3 m (9.84')
(b) Yard, Side, 1.5 m (4.92')
(c) Yard, Rear, 4 m (13.12')

(6.1) Despite section 80.14 (6), the minimum permitted setbacks for principal buildings at Lots 1 and 2, Block 6, Section 18, Range 7, Quamichan District, Plan VIP1427 (2511 Dingwall Street, PID: 007-471-670, and Howard Avenue PID: 002-063-034, respectively), are as follows:
(a) Yard, Front, 0 m (0')
(b) Yard, Side, 1.5 m (4.92')
(c) Yard, Side, when adjacent to a street, 0 m (0')
(d) Yard, Rear, 2 m (6.56') [BL3660]

Maximum Building Height

(7) The maximum permitted building height for principal buildings, for the CD14 zone, is 17.5 m (57.4'), and five (5) storeys.

Off-Street Parking

(8) The maximum number of off-street parking spaces is 1.5 spaces per dwelling unit.

(9) Despite section 21 (7) of this Bylaw, a minimum of 1 off-street parking space per dwelling unit is required at 2533 Lewis Street.

Conditions of Use

(10) The conditions of use for the CD14 zone are as follows:
(a) A fence must not exceed 1.2 m (3.94') in height in any required front yard;
(b) A fence must not exceed 2 m (6.56') in height in any required side or rear yards;
(c) Common garbage receptacles must be enclosed by walls or decorative fencing for the purpose of screening where visible from a public highway.

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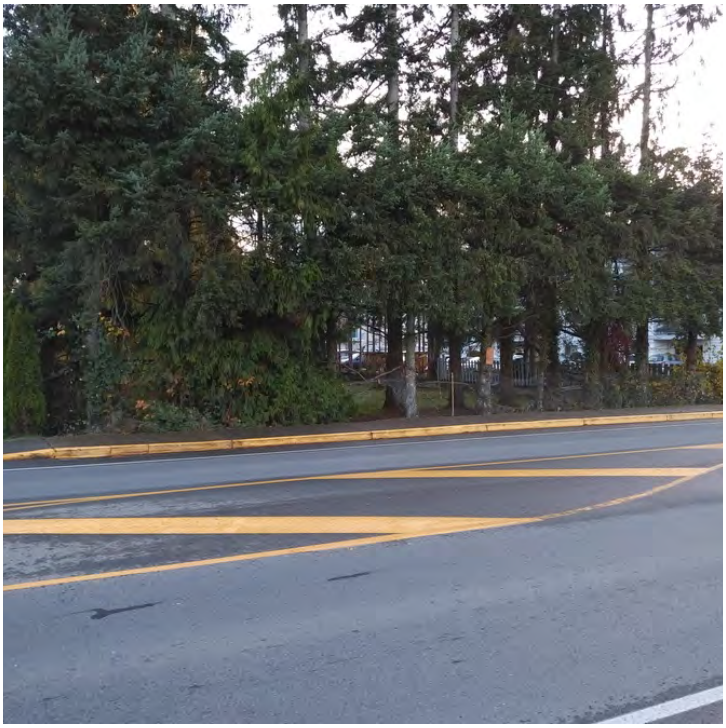

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SITE PLAN - ELEVATION (1)

SITE PLAN - ELEVATION (2)

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SITE PLAN ELEVATION (7)

SITE PLAN CREDIT:

1/8" = 1'-0" SCALE
GRECA HOLDINGS LTD.
OCTOBER 14,2015
FINLAYSON BONET ARCHITECTURE

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