



481 Trans Canada Hwy 103 Duncan BC

\$1,435

NET LEASE RATE: \$1,435/month triple net plus GST, with additional rent/triple net at \$7.15 psf/\$387 per month budget for 2024. Explore a unique leasing opportunity at Unit #103, St. Julian Plaza, within a fully tenanted rural strip center, offering high visibility from the Trans Canada Highway and featuring two new highway signs. Convenient access from the north via the Trans Canada Highway right-turn lane and from the south through an easy turn exit and entry lane. This ground floor space in Duncan, BC (481 Trans Canada Highway) comprises approximately 650 square feet of updated office space with LED lighting, modern flooring, and a private bathroom. Free parking for staff and customers, with overnight parking available at \$50 a month. Permitted uses under HCC zoning include personal services, accountants, legal, engineering, financial services/insurance, destination retail, and general offices.

Listing Presented By:



Originally Listed by:
eXp Realty

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