



## 44 Queens Rd 202 Duncan BC

\$1,424

Centrally located in the core of Duncan near all amenities. This first floor unit has an open floor plan with one demised area that can be used as an office or treatment room. The lease is a gross lease - plus tenant will pay an additional \$100 per month to cover the shared utility costs of the building. The building has low turnover with approximately 74% of the building being occupied by a large well established law firm. The space and building is professionally appointed with onsite parking. The zoning is Neighborhood Commercial that permits a variety of potential uses - presently the space is tenanted as a hair salon. Duncan is a fast growing community in Southern Vancouver Island approximately 40 minutes north of Victoria and Langford. Tenancy is available on January 1, 2025 - Please do not approach the current tenant or staff. All size are approximate.

Listing Presented By:



Originally Listed by:  
Coldwell Banker Oceanside Real Estate

[jmorriscommercial@gmail.com](mailto:jmorriscommercial@gmail.com)



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:  
[corony@shaw.ca](mailto:corony@shaw.ca)