



## 24 Station St Duncan BC

\$699,000

Check out the inside at: <https://youtu.be/ISQ60bj0tec> 1900's era Character Commercial in Downtown Duncan on Fabulous Vancouver Island. Perfect for owner/operator to insert their business, with existing rental income to cover building expenses. 4700+ sq ft on 3 levels. 1st floor divided into 2 retail units with offices, full kitchen and kitchenette, and rare outdoor patio with back entrance. 1 side currently leased to tenant with recent leasehold improvements, other side occupied by owner. On 2nd and 3rd floors lots of flex space currently used as storage/workshop space but open to your ideas. DTC zoning which allows a wide variety of uses including retail, office, multifamily residential, repair shop, personal services, school, daycare, and more. Redevelopment potential. Live/Work Please do not disturb occupants, call your agent to set up a private showing.

Listing Presented By:



Originally Listed by:  
RE/MAX Island Properties

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Royal

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