



## 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

faizal@heretohelpbbandrealty.ca



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950  
Fax:  
corony@shaw.ca