



## 2809 Herd Rd Duncan BC

\$1,985,000

Exceptional investment holding property in Bell McKinnon's future development plan area, approximately 300 meters from the new Hospital currently under construction. The 2018 OCP identifies this parcel as Residential Med (RM) - 2-3 storey Townhouse, duplex / triplex area for future development. The property is presently zoned as A2 (Rural), allowing for a variety of uses. This 3.89 acre site is flat and cleared, with the exception of an area in the back with marketable timber. The property features an immaculate executive family home with a large fully fenced back yard, swimming pool, front yard bordered by a large hedge for privacy, in-law suite and a garage/workshop with a car hoist. Ideal for an astute buyer looking to work at the new hospital and capitalize on the future development potential of this site (Land Banking at its finest!). Buyers to rely on their own due diligence regarding future use and confer with North Cowichan if needed - all sizes approx. Seller will rent back.

Listing Presented By:



Originally Listed by:  
Coldwell Banker Oceanside Real Estate

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



**Royal**

**LePage in the Comox Valley**

121-750 Comox Road , Courtenay,  
BC, V9N3P6

Phone: 250-702-5950

Fax:

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