



2935 Sprrott Rd Duncan BC

\$9,500,000

Prime Income Property with diverse tenancies near the new Regional Hospital /Bell McKinnon Development Area. Located at the corner of Trans Canada HWY and Sprrott Road, offering high visibility and easy access. The area is undergoing significant redevelopment, with the hospital under construction and municipal serving underway to support the future growth of the surrounding area. Income streams include Mini Storage, Warehousing, Industrial / Service Commercial tenancies, and a residential occupancy. Listed with an approximate 6.15% cap rate supported by a January 2024 Cunningham and Rivard appraisal of the property. Vendor, in their sole discretion, is willing to provide financing options with mutually agreeable terms and conditions to qualified Buyers. All sizes are approximate and should be verified by the Buyer if important. Please refrain from contacting tenants or owners - viewings by appointment only.

Listing Presented By:



Originally Listed by:
Coldwell Banker Oceanside Real Estate

jmorriscommercial@gmail.com



RE/MAX Ocean Pacific Realty

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

Phone: 250-702-5950

Fax:

corony@shaw.ca