



## 5204 Eleanor St Duncan BC

\$229,000

With easy highway access and in a unique location within walking distance to eateries, coffee shops, farmers market, downtown & more, this 7200sq.ft lot which is zoned Mixed Use Commercial Residential has plenty of opportunities. The current permitted uses include Artist studio; Bakery; Cafe, Catering service; Health studio; Multiple dwelling; Office; Personal service; Retail sales; Which also includes a commercial main floor with residential above - buyer to verify. The property is connected to sewer, has power at the lot, a shallow well and there is also an option to hook up to City Water with a cost involved. If you are looking for a creative option to build a beautiful live/work space or multi family dwelling this property and area offers you the options that others simply do not. No GST applicable. 6m setbacks.

Listing Presented By:



Originally Listed by:  
Pemberton Holmes Ltd. (Dun)

ray@raylittlerealty.com



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

corony@shaw.ca