



63 Cowichan Lake Rd Lake Cowichan BC

\$679,000

Garage-to-Restaurant Conversion - Approved plans and active building permit for a restaurant. Capacity (48) based on an approved parking plan with lots of room to expand seating and add a liquor license. This is truly a one-of-a-kind prime visibility location in the centre of town and right beside the busy Country Grocer, BC Liquor Store and shopping centre. Includes a huge workshop-ready building adjacent to the main garage structure. Re-development beyond existing allowable uses (C1 Zoning) or buildout requiring excavation will require an update of existing Phase 2 & 3 environmental studies and additional soil monitoring (1995 brownfield designation from prior use as a gas station - both documents available for review). Contact Listing Agent for an information package.

Listing Presented By:



Originally Listed by:
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Royal

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