



## 6468 Norcross Rd Duncan BC

\$950,000

Discover an exceptional real estate opportunity with this 0.55-acre property, partially fenced and strategically located within the Bell McKinnon Local Area Plan, a prime growth and development zone designated by the Municipality of North Cowichan. Boasting C2 zoning, this property presents endless possibilities for businesses with its current allowance of 100% lot coverage. The existing office building comes with abundant parking and a bonus one-bedroom apartment, offering an attractive rental income potential. The property is turnkey and conveniently situated just a short stroll away from the Cowichan Commons shopping center. The seller has recently secured an Approved Development Permit to construct a new accessory building spanning 2817 sqft. The proposed site coverage is a modest 19.2%, well below the allowed 100%, providing room for expansion and further development. Act now to seize this lucrative investment opportunity, this is priced to sell.

Listing Presented By:



Originally Listed by:  
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