

40 & 50 Coronation Ave

\$1,695,000

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Area	West Duncan
Bedrooms	6
Bathrooms	3
Lot Size	29243
Floor Space	3283
Age	
Taxes	7297
Tax Year	2021
MLS#	887613
Parking	



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LOCATION! LOCATION! Prime Development site/holding property; or enjoy private, park like, Downtown Duncan living. Three large lots with two updated, well maintained, 3 bedroom character homes currently rented to excellent tenants. Zoned "Neighbourhood Commercial" allowing Commercial & Multi-Family development; up to 4 Storey. Potential to rezone to higher density 5 or 6 storey (Buyer to confirm with the City of Duncan). Several potential uses & options. Recent clean Phase 1 Environmental Study including APEC investigations & Asbestos Clearance Certificates available. Level .67 acre, 29,243 sq ft, total site area with great views. House updates include: vinyl thermal windows, new attic insulation, natural gas heat, & rewiring with new 200 amp services. Annual Rents: \$54,324. Potential for additional income by renting large vacant backyard with separate driveway & double carport with workshop/storage. No GST. A sound investment & a very rare opportunity in the beautiful Cowichan Valley.



To view interactive floor plans scan this QR code with your smart phone

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