

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

DEVELOPMENT POTENTIAL

6984 Bell Mckinnon Rd



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Excellent investment opportunity. This beautiful, level usable 0.94 acre property with cute 1352 sq ft 3 bed 2 bath ranch style home is ideally located within the recently created Bell McKinnon Local Area Plan. This plan envisions a model Green Growth Centre in the Cowichan Valley, a vibrant, walkable, urban village that facilitates healthy living at all stages of life. The corner stone of this plan will be the brand new Cowichan District Hospital. The now approved Bell McKinnon Local Area Plan designates this property as Employment Lands - Mix (EL-M) intended use including multifamily residential/apartment, office, restaurants and more. The property fronts onto Bell McKinnon and sides onto Sprott Rd. An excellent holding property or first step of land acquisition plan. Be a part of the Cowichan Valley's newest community.



Priced at
\$959,000

Area	East Duncan	Age	
Bedrooms	3	Taxes	3430
Bathrooms	2	Tax Year	2020
Lot Size	40946.4	MLS#	878637
Floor Space	1352	Parking	

JASON FINLAYSON

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 746-8123
cowichanrealtor@gmail.com
www.jasonfinlayson.com

23 Queens Road
Duncan, V9L 2W1