

2552 Alexander St

\$1,395,000

2552 Alexander St



Area West Duncan
Bedrooms
Bathrooms
Lot Size 30492
Floor Space
Age
Taxes 15006
Tax Year 2019
MLS# 850475
Parking



2552 Alexander St

Duncan Motel, Development Potential - well established 24 room motel (16 with kitchens) with recent updates and renovations, video surveillance, laundry facility, & large three bedroom managers suite. Located just off the Trans Canada Highway. Within walking distance of all Duncan's amenities; Cowichan Community Center with pool & gym, Vancouver Island University, Arena, Library, Shopping, Recreation, Parks, Trails, Restaurants and more. Natural gas available from the street. Illuminated sign on the Trans Canada Highway. Large, Level 30,492 sq ft (132' wide x 231' deep) lot zoned C4. Motel expansion or rezoning a possibility. Financial statement available. An excellent opportunity.



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

Grant & Nathan Clement
Sutton Group West Coast Realty - Duncan

(250) 748-5000

2610 Beverly Street
nathan@clementrealestate.com
www.clementrealestate.com



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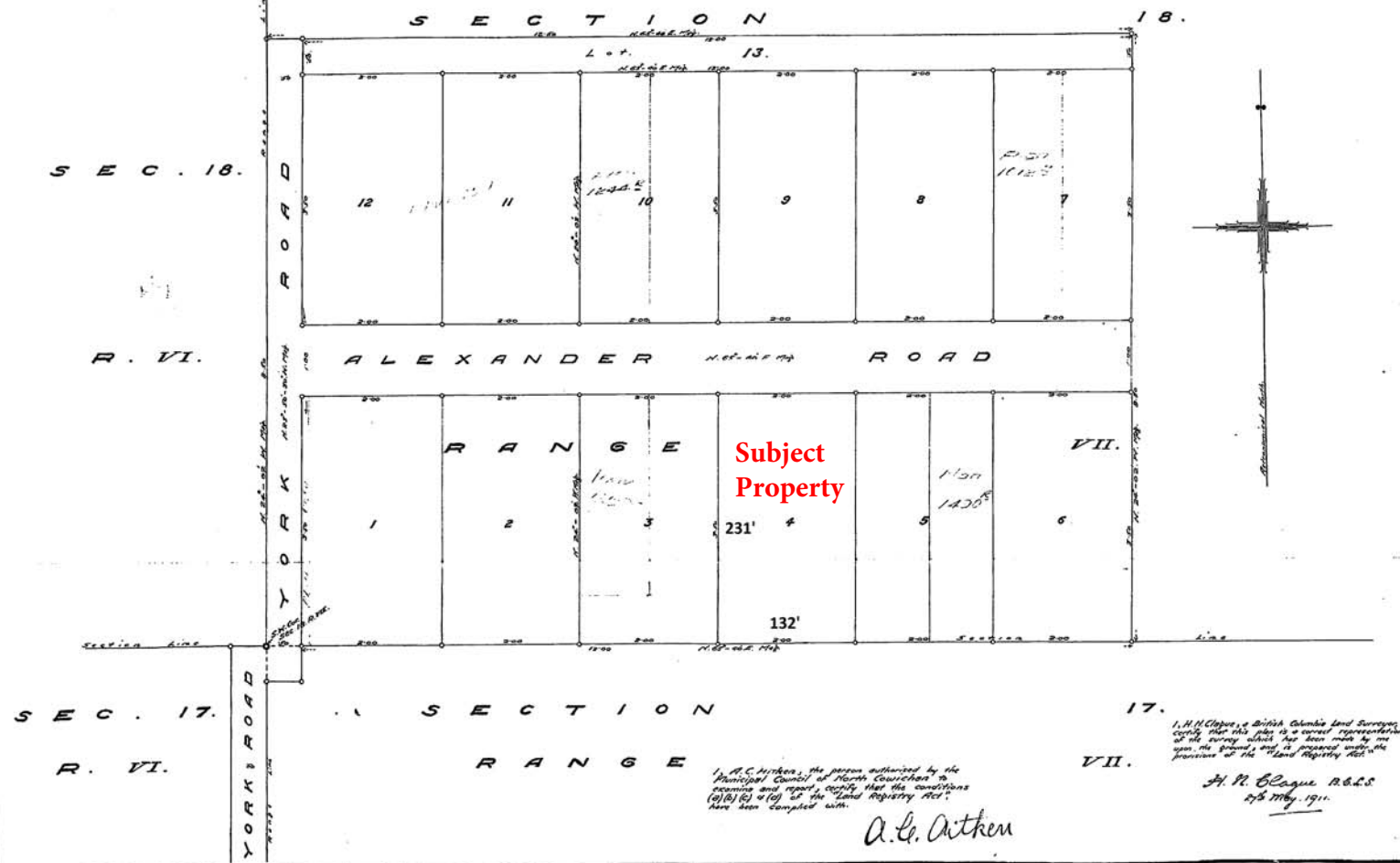


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Nº 1261 - Deposited the 27th day of October 1911.
A. G. Arthen
Registrar, General

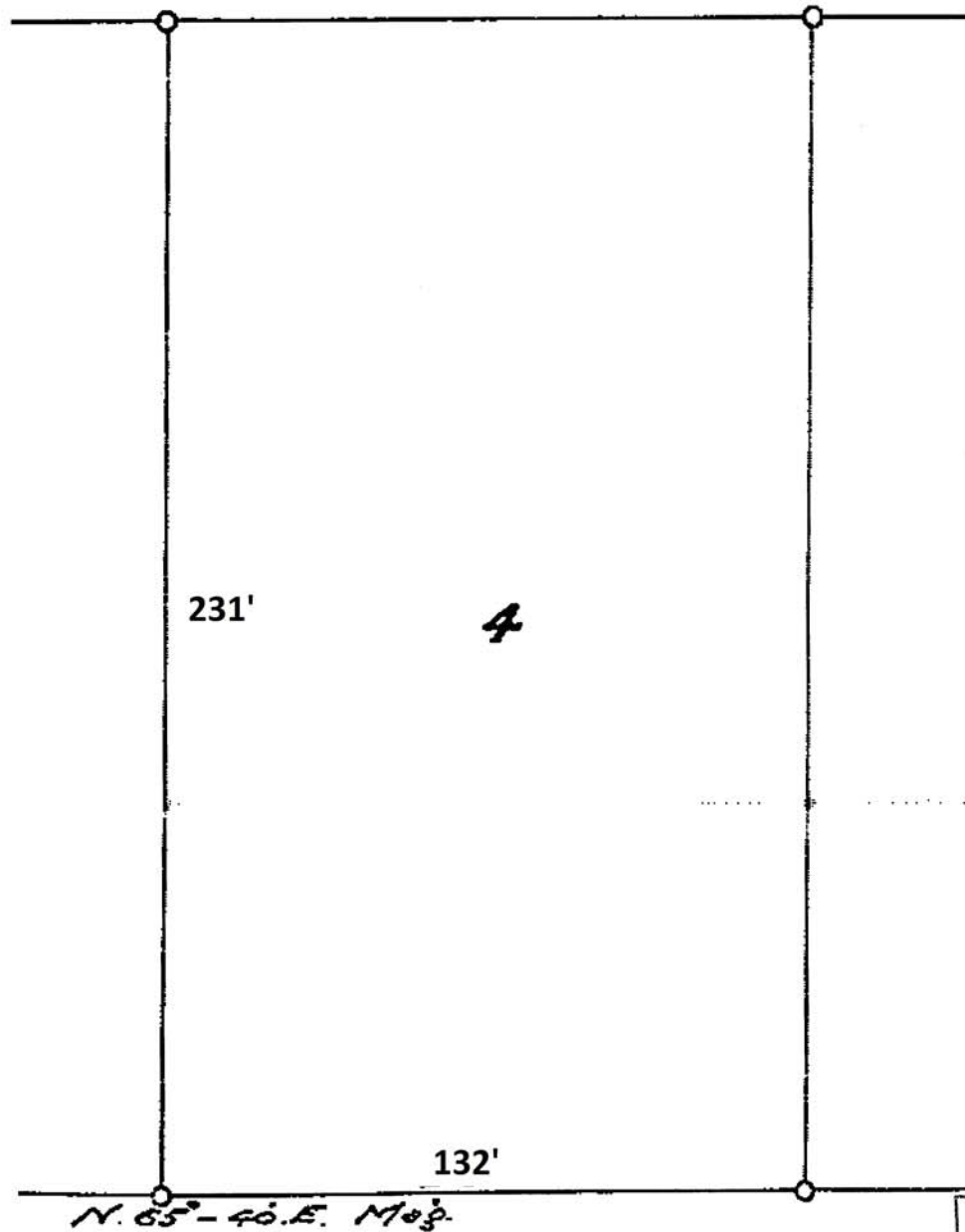
— PLAN OF —
— SUBDIVISION OF A PORTION OF —
— SECTION 18. RANGE VII. —
— QUAMICHAN DISTRICT. —
— B.C. —

— Scale - One Chain = 1 Inch. —



N. 65° - 40 E. M₁₂₉

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DUNCAN MOTEL; INVENTORY LIST OF FURNISHINGS AND APPLIANCES. (Subject to change, Buyer to verify)

24 ROOMS (16 x 1 BEDROOM & KITCHEN, w separate power meters + 8 motel rooms) + MANAGERS 3 BEDROOM SUITE = 25

ROOM #	BEDS	TV& St	tables	chairs	stoves	fridges	desks	lamps	misc	phones
monthly										
1	1 D		1 KIT	2	1	1				0
2	1 D		1 KIT	2	1	1				0
3	1 D		1 KIT	2	1	1				0
4	1 D		1 KIT	2	1	1				0
daily										
10	2 Q		1 2 coffee	3			1	1		1
11	2 D		1	2			1	1		1
12	1 Q		1	2		1	1	1		1
14	1 Q		1	2		1	1	1		1
15	1 D		1	2		1	1	1		1
16	1 Q		1	2			1	1		1
17	1 Q 1 D		1	2			1	1		1
18	managers suite, he owns his furnishings								1	1
19	1 Q 1 D		1 1 ki,1 cof	2		1	1	1 sofa		1
20	1 Q 1 D		1 1 kit 2 nt	2	1	1		1 dresser		1
21	1 Q 1 D		1 1ki,1c,1nt	2	1	1		1 dresser		1
22	1 Q 1 D		1 1ki,1c,1nt	2	1	1		1 dresser		1
23	1 Q		1 1ki,1c,1nt	2	1	1		1 dresser,hb		1
24	1 Q 1 D		1 1 ki, 1nt	2	1	1		1 dresser		1
handi 25	1 Q 1 D		1 1 ki, 2nt	2	1	1		2 sofa,dr,lug		1
26	1 Q		1 1ki,1co,1nt	2	1	1		1 hb, dr		1
27	1 Q		1 1ki,1co,1nt	2	1	1		1 sofa, dr		1
28	1 Q 1 D		1 1 ki,1nt	2	1	1		1 dresser		1
29	1 Q 1 D		1 1ki,1co,1nt	2	1	1		1 dresser		1
30	1 Q 1 D		1 1ki,1co,1nt	2	1	1		1 dr, lug r		1
31	1 Q		1 1ki,1co,1nt	2	1	1		1 hb, dr, lug r		1
TOTALS	19Q - 17D	20 TVs	17k/11c/14nt	49 chairs	16 stoves	20 fridges	8 desks	22 lamps	3 sofas,12 dressers, 3 hideadeds	

kitchen units include; pots, pans, dishes, cutlery, toaster, coffee maker

office built in desk, 1 chair, phone switchboard, fax/printer

laundry 2 dryers, 2 washers, 2 cleaning carts, 1 vacuum, linens, sheets, towels, pillowcases

misc 4 fans, 2 irons, 1 lamp

shed 1 honda lawnmower

HIGHWAY SIGN

Existing office could covert to 1 more suite

PLANS AVAILABLE FOR 3 new 1 bedroom suites + new office, \$10,000 paid to date.

Request a natural gas line

Whether you're building or renovating, you can use this form to see if natural gas is available at your location, get a cost estimate and then request and schedule the installation. Are you moving? Learn about [setting up a gas account](#).

Important: If you would like to change the information entered in a previous step, please click the back link at the bottom of the each step. If you navigate away from this page (e.g. by clicking the back button in your browser), you will lose all of the information you have entered.

*Required fields

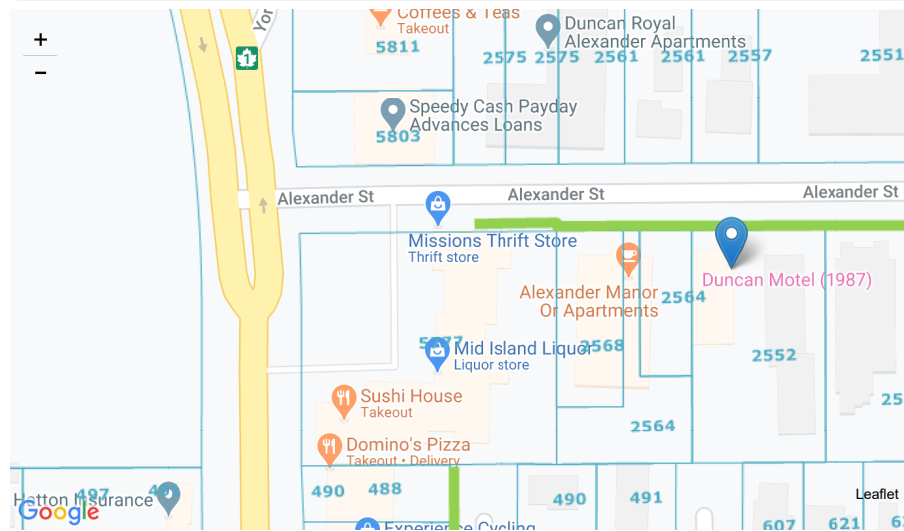
[? Help](#) [FAQ](#)

Step 1: Availability & cost estimate

Where do you want the natural gas line installed?

Enter the address and place the pin on the lot where you would like the natural gas line installed.

2552 Alexander Street, Duncan, BC, Canada



— Approximate location of FortisBC natural gas main. The actual location may differ.

Natural gas service address:

Street address: *

Please select...

Unit number

☐ Yes, this is the address where I would like the natural gas line installed. *

Step 2: Customer details

Step 3: Optional customer details

Step 4: Create an online profile

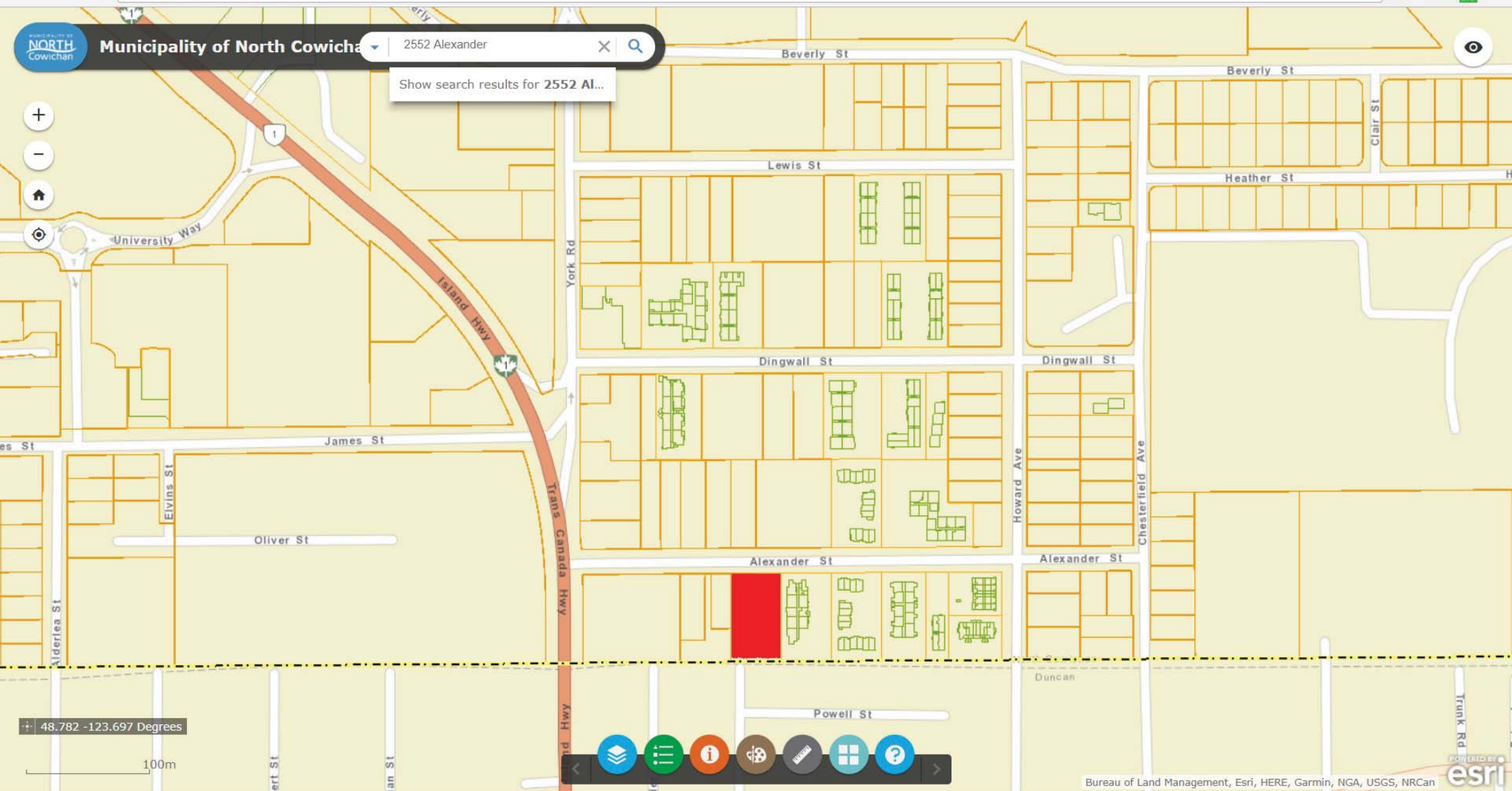
Step 5: Project specifics

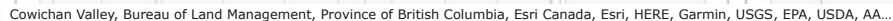
Step 6: Schedule

Step 7: Submit request

Need help with this page?

OPEN ▼





A horizontal scale bar with vertical end caps, labeled "40m" at the right end.



Commercial Recreational Zone (C4)

Permitted Uses

- 71 (1) The permitted uses for the C4 zone are as follows:
- Accessory Dwelling Unit
 - Accessory Sales
 - Driving Range
 - Golf Course
 - Hotel
 - Mini Golf
 - Mobile Food Service
 - Dining Room
 - Restaurant
 - Tourist Accommodation
 - Zoo or Game Farm [BL3657]

Minimum Lot Size

- (2) The minimum permitted lot size for the C4 zone is 560 m² (6,028 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the C4 zone is 15.0 m (49.21').

Maximum Lot Coverage

- (4) The maximum permitted lot coverage for the C4 zone is 30% of the lot area.

Minimum Setbacks

- (5) The minimum permitted setbacks for the C4 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 8.0 m (26.25')
 - Yard, Side, 5.0 m (16.4')
 - Yard, Rear, 5.0 m (16.4')
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 8.0 m (26.25')
 - Yard, Side, 1.0 m (3.28')
 - Yard, Rear, 1.5 m (4.92')

Maximum Building Height

- (6) The maximum permitted building heights for the C4 zone are as follows:
- (a) Principal Buildings, 12.0 m (39.37')
 - (b) Accessory Buildings, 5.0 m (16.4')