FOR LEASE

Size: 2,519 Sq. Ft.
Base rent: $21.00 per Sq. Ft.
Est Additional Rent: $11.42 per Sq. FT

460 COMMERCIAL



Unit 131 – 107 Evans Street, Duncan, BC

Brand new ground-floor commercial unit in *The Meridian*, a prominent mixed-use development in downtown Duncan. The space offers excellent street exposure, large storefront glazing for natural light, and an efficient layout suitable for a variety of uses. Delivered in shell condition with a finished washroom, it's ready for tenant improvements and immediate occupancy.

The DTC zoning allows for a wide range of uses including retail, restaurant/café, personal services, office, financial services, education, daycare, craft beverage production, and indoor service uses. The building also includes 137 residential units above, along with a courtyard and underground parking.

Great walkable location with easy access to shops, services, restaurants, transit, and the highway.



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FEATURES

- Brand new 2,519 sq. ft. ground-floor commercial unit in a prominent mixed-use development in downtown Duncan
- Prime street-front exposure with large storefront glazing providing excellent natural light
- Efficient layout suitable for a variety of retail, office, restaurant, education, and service-based uses. Delivered in shell condition with finished washroom — ready for tenant improvements and immediate occupancy
- DTC zoning allows for a broad range of commercial uses. Permitted occupancy classifications include:
  - ✓ Group A-2 Assembly: Daycare, restaurant/café, clubs, galleries, schools
  - ✓ Group E Retail: Retail shops and stores
  - ✓ Group D Business & Personal Services: Salons, offices, professional services, and small assembly uses
- Shared courtyard and Underground parking stalls available for commercial tenants
- Excellent walkability with close proximity to shops, restaurants, services, and transit
- Convenient access to the highway and surrounding Cowichan Valley communities
- Immediate possession available

DETAILS

Civic Address

Unit 131 – 1 07 Evans Street, Duncan, BC V9L 1P5

Unit Size

2,519 Sq. Ft.

Legal Description

Lot A Section 17 Range 6 Quamichan District Plan EPP119952 Except EPP 123064

Zoning

DTC

Base Rent

$21:00 per Sq. Ft.

Est. Additional Rent 2026

$11.42 per Sq. Ft.

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Front Entrance

Unit 131-107 Evans Street, Duncan, BC

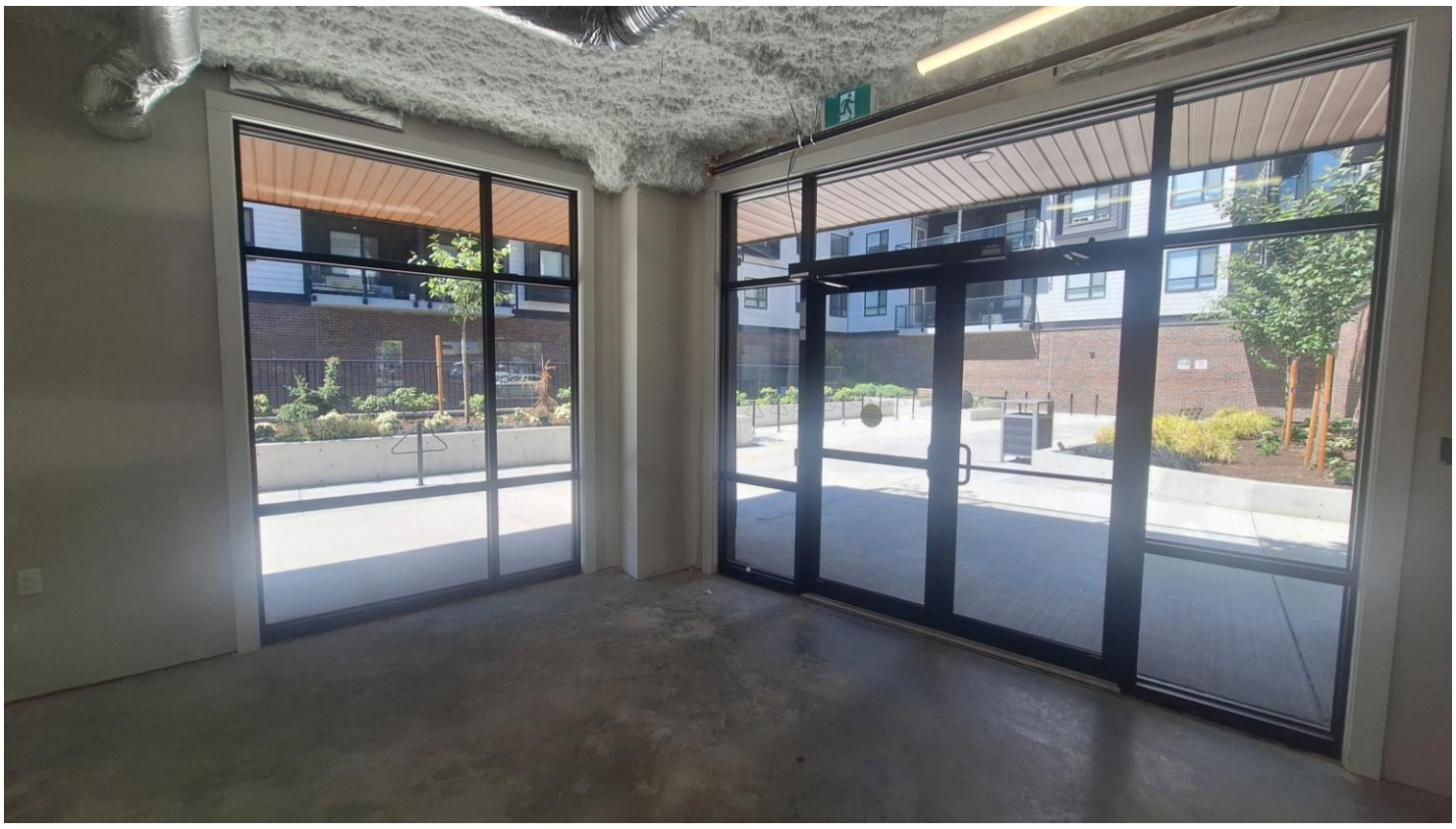




View from the Street



Rear Access to the Unit from Courtyard



View from Entrance to Inside



View from back of the Unit



Streetview from Inside the Unit



View from Entrance to Inside



More views of Inside the Unit



More views of Inside the Unit



FLOOR PLANS

131-107 Evans Street, Duncan, BC



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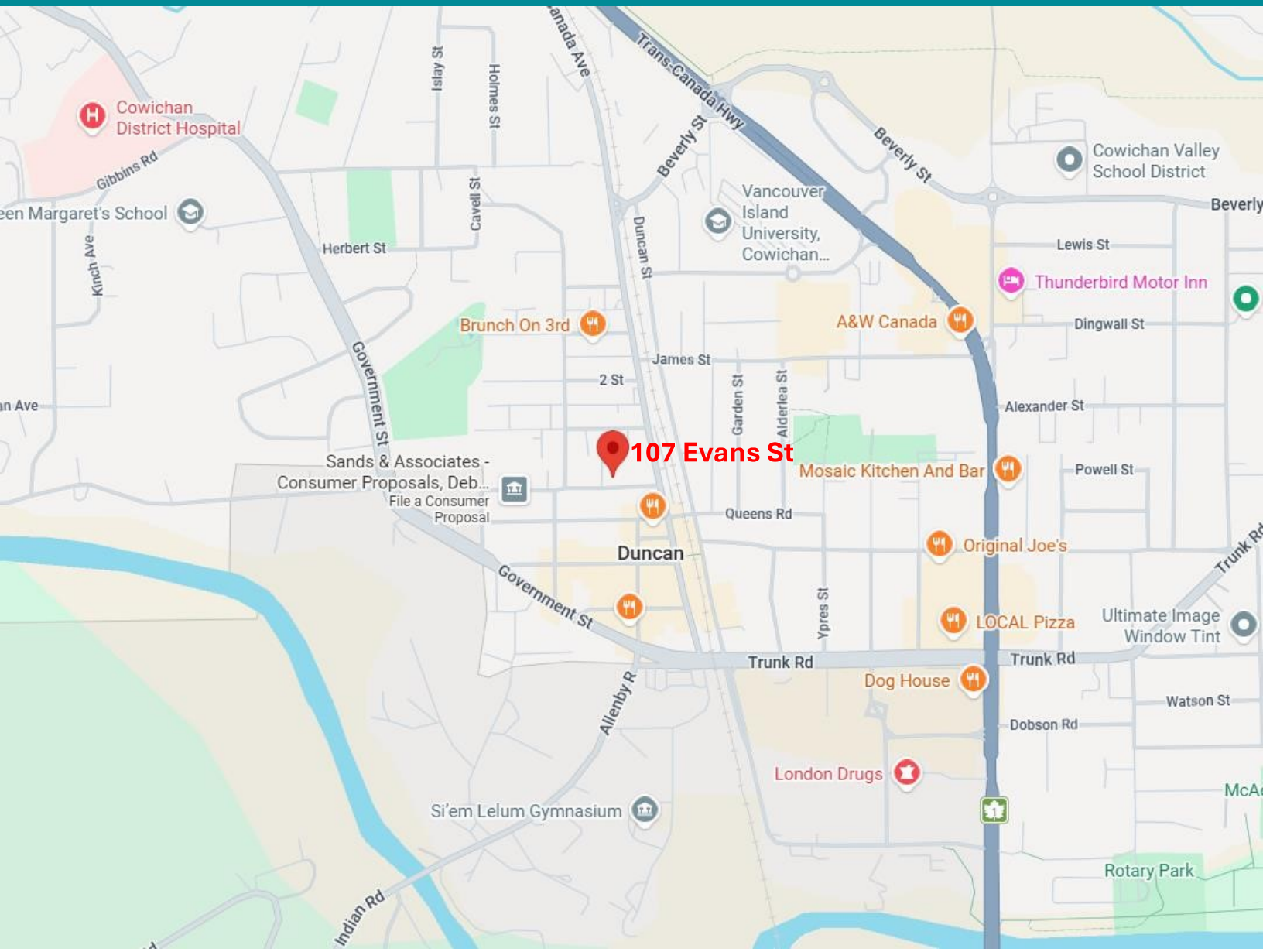
LOCATION

131-107 Evans Street, Duncan, BC





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