



For Sale | 340 Bundock Avenue, Duncan, BC

John Fayad
Personal Real Estate Corporation
Associate Vice President

Ed Adams
Personal Real Estate Corporation
Senior Vice President

Marc Foucher
Personal Real Estate Corporation
Senior Vice President

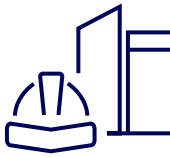
Sterling Clerx
Senior Associate

Colliers is pleased to offer for sale a 100% interest in White House Apartments, a very well-maintained 44-unit apartment building with below market rents centrally located in Duncan BC.

Investment Highlights

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Attractive Suite Mix with Spacious Units
The property features a desirable mix of 13 two-bedroom suites and 31 one-bedroom suites, appealing to a broad tenant base.
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Significant Rental Upside
Current average rents are +/- \$1,100 per month, providing meaningful upside through tenant turnover with minimal renovation or capital expenditure requirements. There is also potential to create additional revenue by converting the existing manager's office and/or storage area into additional suites, subject to municipal approvals.
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Well-Maintained Asset
The building has been well maintained and is in excellent overall condition, requiring little to no anticipated near-term capital expenditures. Large items have been recently replaced, such as elevator, roof, and decks.
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Ample On-Site Parking
Generous surface parking accommodates both tenants and visitors, enhancing convenience and tenant appeal.
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Prime Location
Ideally situated in the heart of Duncan, the property offers immediate access to shopping, restaurants, services, and major transportation routes. Its proximity to key commercial areas, employment centres, and everyday amenities supports strong long-term rental demand and provides a stable investment opportunity.



Salient Facts

Civic Address	340 Bundock Avenue, Duncan, BC
Legal Description	LOT 5, SECTION 17, RANGE 7, QUAMICHAN DISTRICT, PLAN 4543, EXCEPT PARTS IN PLANS 8923 AND 9869
PID	066-099-513
Property Taxes	\$58,850.96 (2026)
Year Built	1967
Lot Size	± 40,999 SF
Zoning	MDR – Medium Density Residential
Stabilized Net Operating Income	\$347,598.00 (July 2026)
Financing	Title will be delivered free and clear of all financial encumbrances



The Location

White House Apartments at 340 Bundock Avenue is situated in Duncan, the economic and service hub of the Cowichan Valley and one of Vancouver Island's fastest growing communities. The Property is located within a quiet residential neighborhood just minutes from Duncan's downtown core, providing residents with convenient access to everyday amenities while benefiting from a more affordable cost of living compared to both Greater Victoria and Nanaimo. The Cowichan Valley continues to attract new residents from across British Columbia due to its relative housing affordability, lifestyle appeal, and growing employment opportunities.

Residents benefit from excellent proximity to shopping, services, restaurants, recreation, and healthcare facilities throughout Duncan and the surrounding area. The region is experiencing significant public and private investment, highlighted by the development of the new Cowichan District Hospital, which is expected to bring substantial long-term employment growth and economic spin-off benefits to the area. Duncan also maintains a strong and diverse employment base supported by government services, healthcare, education, manufacturing and industrial businesses, helping drive continued demand for rental housing.

Positioned directly along the Trans-Canada Highway corridor, Duncan offers excellent regional connectivity between Victoria and Nanaimo, making it an increasingly attractive option for residents who commute throughout Vancouver Island for work. Many residents are now choosing to live in Duncan and commute south to the Westshore and Langford in exchange for improved affordability and lifestyle value relative to Greater Victoria. This strategic central location, combined with continued population growth, infrastructure investment, and expanding employment opportunities, has made Duncan an increasingly attractive market for multifamily investors seeking long-term rental demand and future growth potential.

Building Improvements History

- Railings replaced in 2014
- Hot water tanks in each unit
- Elevator upgrade and replacement in 2025
- Laundry leased through coinamatic
- Deck refurbished in 2011
- Roof replaced in 2017
- Interior hallway carpets replaced along with updated electrical panels in each unit.



Nearby Amenities



Property Gallery



PRICE: \$7,300,000

PRICE PER SUITE: \$165,909.09

CAP RATE: 4.76%

Offering Process

The property is being offered where qualified parties are asked to sign a Confidentiality Agreement and return to Colliers prior to gaining access to the virtual data room. Tours will be scheduled following the initial marketing launch and offering instructions will be provided.

John Fayad

Personal Real Estate Corporation
Associate Vice President
+1 250 516 2807
john.fayad@colliers.com

Ed Adams

Personal Real Estate Corporation
Senior Vice President
+1 250 414 8394
ed.adams@colliers.com

Marc Foucher

Personal Real Estate Corporation
Senior Vice President
+1 250 414 8392
marc.foucher@colliers.com

Sterling Clerx

Senior Associate
+1 778 980 0289
sterling.clerx@colliers.com

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