



FOR LEASE

# Newly constructed single-storey building

88 Cowichan Lake Road | Lake Cowichan, BC

**Sterling Clerx**

Associate

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# The Offering

This 1,600 square foot shell-space in the newly constructed single storey commercial building at 88 Cowichan Lake Road in the picturesque Lake Cowichan is available for lease.

This location benefits from significant pedestrian and vehicular traffic due its locale on Lake Cowichan's primary thoroughfare and its proximity to major retailers and service providers.



## PROPERTY OVERVIEW

### SALIENT FACTS

Address	88 Cowichan Lake Road, Lake Cowichan
Zoning	C-1 General Commercial
Available	Immediately for fixturing
Rentable Area	1,600 square feet
Net Rent	\$25.00 PSF
Additional Rent	\$5.55 PSF



Ground level high exposure lease opportunity



Significant staff/patron parking on rear lot



Central Park & Cowichan River in walking proximity

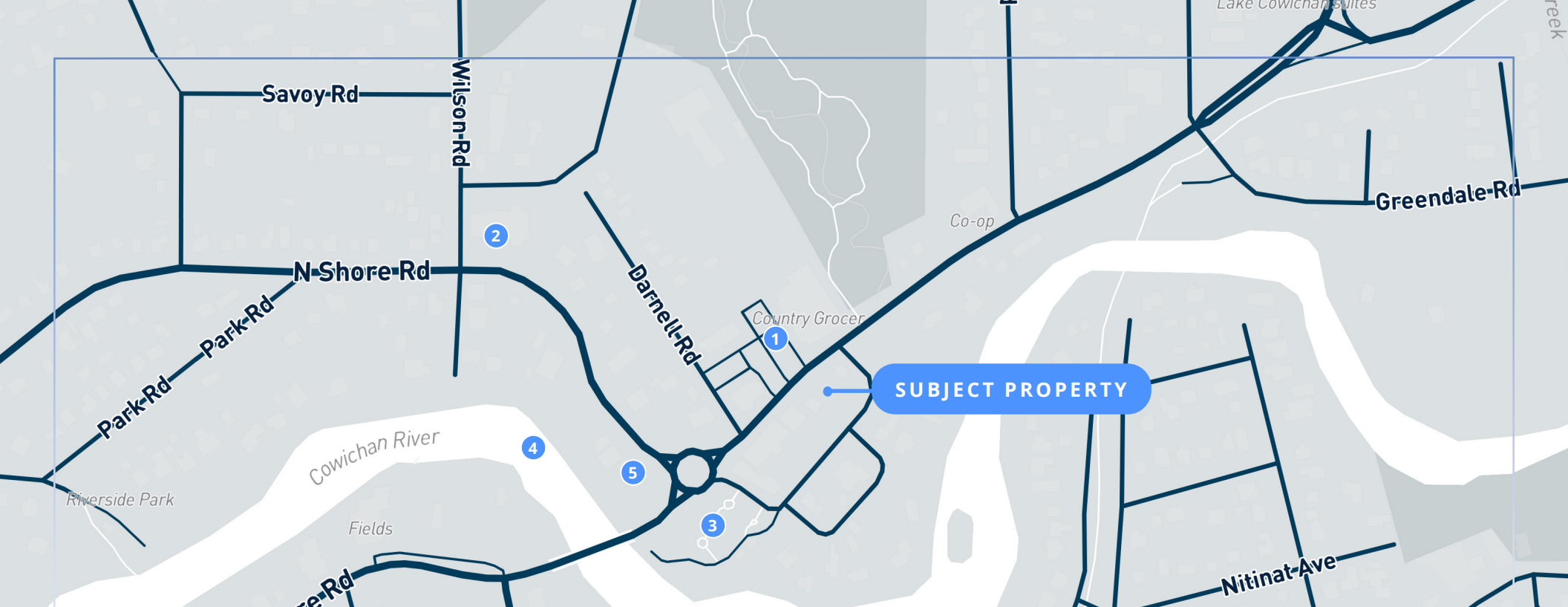
# Zoning & Permitted Uses

The intent of the C-1 General Commercial Zone is to provide for a broad range of commercial uses, limited manufacturing, and high-density residential uses. The permitted uses under this current zoning include but are not limited to the following:

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- **Art studio/gallery**
- **Business & professional services**  
*- the carrying on of a personal service the condition of which requires a License or other statutory authorization and includes but is not limited to accountants, architects, barristers & lawyers, dentists, dental technicians, engineers, financial planners, foresters, naturopathic physicians.*
- **Childcare facility**
- **Personal service establishment**  
*- a business where professional or personal services are provided for gain and where the sale at retail of goods, wares, merchandise, articles of things is only accessory to the provisions of such services, including but without limiting the generality of the foregoing, the following: barber shops, beauty shops, tailor shops, laundry or drycleaning shops, shoe repair shops, hair, nails, tax, bank; etc.*
- **Repair services for small items such as shoes, electronics, and similar items**
- **Restaurant**
- **Retail store**





### NEARBY AMENITIES

- 1 Country Grocer Lake Cowichan
- 2 Lake Cowichan Fire Department
- 3 Central Park
- 4 Cowichan River
- 5 Riverside Inn



28 KM  
CITY OF DUNCAN



73 KM  
CITY OF NANAIMO



90 KM  
CITY OF VICTORIA

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