

FOR SALE

JBW
COMMERCIAL

AGRICULTURAL LAND — 6.31 ACRES

LOT C — COWICHAN BAY ROAD

DUNCAN, BRITISH COLUMBIA

\$650,000

ASKING PRICE

6.00

ACRE PARCEL

A-1

AGRICULTURAL

ALR

DESIGNATED

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CIVIC ADDRESS	Lot C — Cowichan Bay Road, Duncan, BC
PID	003-243-915
LEGAL DESCRIPTION	Lot C, Section 1, Range 5, Cowichan District, Plan 22389
LOT SIZE	6.00 acres
ZONING	A-1 Agricultural
ALR STATUS	Designated
MUNICIPALITY	North Cowichan
FRONTAGE	Cowichan Bay Road
TOPOGRAPHY	Bright & level
DRAINAGE	Excellent
2026 ASSESSED VALUE	\$724,000
2026 TAXES	\$2,077.60
ASKING PRICE	\$650,000

**Buyer to verify all measurements, zoning, and ALR permissions.*



Lot C is a 6.31-acre parcel of A-1 zoned land within the Agricultural Land Reserve, fronting Cowichan Bay Road in the Municipality of North Cowichan. The site is bright, level, and well drained, ringed by a mature treed perimeter that provides natural screening on three sides.

The parcel is unimproved and offers a clean canvas for agricultural production, hobby-farm use, or a rural residential holding subject to ALR and municipal approvals. A driveway permit is required to establish access off Cowichan Bay Road.

The property is offered at \$650,000 — below its 2026 assessed value of \$724,000 — and represents one of the few bare-land A-1 acreages available in the Cowichan Bay submarket.

PROPERTY HIGHLIGHTS

BRIGHT & LEVEL LOT

Usable across the full parcel

EXCELLENT DRAINAGE

Well-drained valley soils

ALR DESIGNATED

A-1 agricultural entitlements

TREED PERIMETER

Mature screening on three sides

ESTABLISHED ACCESS

Direct off Cowichan Bay Road

HOBBY-FARM POTENTIAL

Scale suited to small-lot production





TRADE AREA DRIVE TIMES

Mill Bay	10 min
Duncan	15 min
Langford	30 min
Nanaimo	37 min
Victoria Core	47 min
Saanich Core	60 min

The subject sits on the Cowichan Valley plain, minutes from the Trans-Canada Highway corridor and the village of Cowichan Bay, with Duncan's full service and retail base a short drive north.

The Cowichan trade area has experienced steady and meaningful economic growth in recent years, emerging as one of Vancouver Island's most attractive regions for both business expansion and population growth. This momentum is driven by its location along the Trans-Canada Highway corridor, providing connectivity between Greater Victoria and Nanaimo, and access to regional ports and ferry terminals.

The region continues to benefit from strong in-migration, as both residents and businesses seek more affordable alternatives to Greater Victoria. Bare-land A-1 acreage in the Cowichan Bay submarket remains tightly held, with limited supply brought to market in any given year.

For further information, including title, ALR documentation, and the current assessment, please contact the listing team. All inquiries are kept strictly confidential.

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