



## 116 VERNON STREET Nelson British Columbia

\$1,159,000

116 Vernon Street offers a rare opportunity to acquire a commercially zoned 3-unit residential multi-plex with iconic positioning at the heart of Downtown Nelson, BC, just one block from Baker Street. Offering permanently unobstructed mountain and lake views, and completely retrofitted in 2005, the building features total rentable area of ~2,710 SF across 3 units, including a modern 3rd floor 1-bedroom plus loft, and 1st and 2nd floor commercial units originally designed for residential use, providing immediate and efficient residential reconversion potential via re-addition of the kitchens. The building has been exceptionally managed and maintained since 2005, and represents one of the most attractive landmarks along Vernon Street. With two units currently leased at rents between \$1,800 and \$2,300 per month plus utilities, and the second floor available for immediate occupancy, this opportunity is perfectly suited for either residential or commercial buyers looking to occupy for their own use, or investors seeking rental income. (id:6769)

Listing Presented By:



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