



PROPERTY LINES APPROXIMATE

1303 Junction Avenue Nanaimo British Columbia

\$2,500,000

Prime Development Opportunity! This 1.42-acre site is fairly level and offers 328 feet of frontage and is an ideal rezone to Medium to High-density Residential development, Commercial Center or mixed use Residential and Commercial development. Strategically located in Chase River, south of Nanaimo, the property is in close proximity to Southgate Shopping Centre and other amenities, providing convenience for future residents. The property is connected to city services and includes a fully remodeled 2,337 sq. ft. residence with 3 bedrooms and 2 bathrooms, offering immediate rental income potential or a temporary residence during development. The property is also equipped with an 822 sq ft detached shop and a large level fenced yard, adding to the property's versatility. Easy access to the Island Highway and downtown makes this location highly desirable for commuters and enhances the attractiveness for future development. Rezoning maximizes the land's value and development potential, making it an excellent investment for developers as land like this is very rare in Nanaimo. With the existing home providing immediate revenue and the land's development potential, this property represents a strong investment opportunity. Information package available by request. (id:6769)

Bathroom 3-Piece

Laundry room 9'1 x 6'6

Storage 15'11 x 17'11

Family room 23'3 x 17'8

Entrance 4'6 x 4'6

Bathroom 5-Piece

Bedroom 10 ft x Measurements not available

Bedroom 12 ft x Measurements not available

Primary Bedroom 12'3 x 11'8

Kitchen 18'2 x 13'11

Living room 18 ft X 13 ft

Listing Presented By:



Originally Listed by:
RE/MAX of Nanaimo

<http://www.brentrussell.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

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