



426 & 436 Wharton St. NANAIMO, BC

426/436 Wharton Street Nanaimo British Columbia

\$899,999

Incredible Investment Opportunity! Two legal lots for sale in the coveted University District. Endless possibilities await with multi-family development potential. The Official City Plan for this area is R7 or R8 zoning, making this a developer's dream. These lots are perfect for townhouses or apartment-style condominiums. One of the lots includes a charming 1961-built home featuring 4 bedrooms, 2 bathrooms, and a main level entry with a walk-out basement. Perfect for rental income while re-zoning. Located just five minutes from downtown, and a short stroll to recreation, shopping, transit and all levels of schools including VIU. Buyer to verify zoning and development potential. Measurements approximate, please verify if important. (id:6769)

Laundry room 13'0 x 11'3
Bathroom 2-Piece
Bedroom 11'10 x 11'3
Storage 26'0 x 13'3
Workshop 14'1 x 11'10
Recreation room 19'8 x 11'3
Bedroom 11'11 x 9'9

Primary Bedroom 13'10 x 10'10
Bedroom 11'0 x 8'7
Bathroom 4-Piece
Entrance 9'2 x 4'7
Living room 18'9 x 13'9
Dining room 9'9 x 8'11
Kitchen 13'4 x 9'9

Listing Presented By:



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eXp Realty

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



Royal

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