



## 526 Prideaux Street Nanaimo British Columbia

\$799,900

Nestled just three blocks from downtown Nanaimo, 526 Prideaux presents a rare opportunity to own a piece of history. This classic triplex, built in 1925, exudes charm and character at every turn, offering a glimpse into Nanaimo's rich architectural heritage. The main house features an upstairs area with a kitchenette, bathroom, and bedrooms, ideal for extended family or as an additional source of rental income. The remaining units boast a timeless appeal, with old fir floors waiting to be uncovered beneath the carpet. The main living area is bathed in natural light streaming through four 7ft high bay windows, offering breathtaking views of Coast Range and Mt. Benson. Recent updates include new insulation and a plywood floor in the attic, along with skylights that enhance the home's classic charm. The roof, custom-made and historically accurate, adds to the property's unique character. New water heaters have been installed, ensuring comfort and convenience for years to come. One of the residences on the property has been a successful rental with an amazing tenant for a number of years, available for viewing on second showings. This unit, along with the rest of the property, is a testament to the potential and possibilities that await. Situated on a spacious R15 zoned 8900 sqft lot, this property offers endless opportunities for development or renovation. Whether you're looking for a unique investment opportunity or a place to call home, 526 Prideaux is sure to impress. The R15 zoning allows for multifamily development, home-based business, rooming house, and more, making it an ideal opportunity for investors or those looking to restore and enhance a piece of Nanaimo's past. Ample yard space with potential for development or renovation adds even more value to this already impressive property. Don't miss the chance to own this piece of Nanaimo's history. Schedule your...

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