



## 934 Townsite Road Nanaimo British Columbia

\$634,900

Attention Investors! Here's your chance to seize a prime redevelopment opportunity in central Nanaimo. This 6510 sqft flat lot boasts dual road frontages and is serviced with water, sewer, and natural gas, setting the stage for a variety of development possibilities. Currently generating \$2875/month in rental income, this property offers financial flexibility while you plan your next move. The rancher-style home features 3 bedrooms, 2 bathrooms, a laundry room, sunroom, and a separate 1 bed, 1 bath suite that can easily be integrated. Additional perks include a 5'9" basement for storage, recent updates such as new floors, paint, and bathroom fixtures, plus a roof approximately 10-15 years old. Parking is abundant with space for cars or RVs, and there's potential to add a workshop or detached garage with access from Eberts Street. Located within minutes of Nanaimo Hospital, Vancouver Island University, Departure Bay Beach/Ferries, and other key amenities, this property promises both convenience and growth potential. Don't miss out on this rare opportunity to capitalize on Nanaimo's real estate market! All measurements are approximate and should be verified if important. (id:6769)

Kitchen 5'8 x 5'8

Patio 15'0 x 9'2

Sunroom 9'10 x 9'5

Laundry room 6'7 x 5'9

Bathroom 4-Piece

Primary Bedroom 14'10 x 11'0

Bedroom 11'10 x 9'0

Family room 11'5 x 11'0

Ensuite 3-Piece

Other 5'8 x 5'8

Bedroom 11'8 x 9'3

Kitchen 12'11 x 8'3

Dining room 8'7 x 8'3

Living room 15'5 x 12'9

Entrance 9'2 x 3'10

Listing Presented By:



Originally Listed by:  
RE/MAX of Nanaimo

<http://www.robgrey.com/>



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