



ML59567936

Dogwood Road Nanaimo British Columbia

\$1,047,000

This is a 3 unit property with a full sized rancher (1146sf) and SxS duplex (891sf/side) set in a central location close to parks, shopping, schools, recreational facilities and Vancouver Island University. As an investment property, it currently gets market rent on a duplex side; the rancher and other duplex are vacant and easily can obtain market rents. The rancher is 3 bedrooms with a large living room, dining room, and kitchen, with a large front deck and distant ocean and city views. A main bathroom plus laundry room complete this home. The rancher was recently rented for \$2380/m. The east side of the duplex is a 1 bedroom and den (den may accommodate a window for a bedroom), laundry, kitchen, dining and living room areas. It was recently updated with paint, flooring, and cabinetry; it boasts a front deck with views. The west side of the duplex is currently rented for \$1611/m; it has one bedroom, front deck and ocean views. A proforma shows net of operating costs approx. 5.7% cap rate. This is also the ideal principal residence in the rancher and rent the duplex to offset your retirement income. A 474sf detached shop is nestled behind the rancher for extra storage or hobbies. Abundant parking on this 18,000 sf lot. You back onto Morrell Nature Sanctuary for privacy and peacefulness, with its myriad trails and connection by trail to Westwood Lake. You are also walking distance to Colliery Dam Park and VIU. All measurements are approximate and should be verified if important. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX of Nanaimo

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



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Sunroom 21'5 x 5'11

Bathroom 4-Piece

Laundry room 9'2 x 6'10

Kitchen 11'11 x 9'2

Dining room 9'2 x 6'0

Living room 21'11 x 13'1

Bedroom 13'1 x 11'4

Primary Bedroom 11'11 x 11'4

Bedroom 8'8 x 8'1

Workshop 18'3 x 12'6

Bathroom 1-Piece

Workshop 16'1 x 12'6

Den 11'11 x 7'8

Living room 12'4 x 11'2

Kitchen 9'0 x 8'2

Dining room 9'9 x 7'6

Laundry room 10'7 x 6'18

Bathroom 4-Piece

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