



## 4963 Angus St Port Alberni BC

\$2,888,800

Stunning ocean view multi- family/mixed use property. VTB of up to 70% of accepted offer price, 3 year term at 5% interest only, possible for a qualified Buyer, approved and provided at the sole discretion of the Seller. Seller open to options! Multi Family revenue property that is exceptionally well located near ocean and amenities. Calling all investors and aspiring investors: PRESENTING AN opportunity to own this bGem in the core of downtown. The vacancy rate is minimal in this rental market. 21 units rented for \$600+/- each makes for a hefty income not to mention there is a convention centre, restaurant, Bar, stripper bar, office space and lots of parking the potential on this building is endless. Some TLC from the right owner can turn this opportunity into a money-making-machine. Development Permit for additional stories of residence was approved. Seller is motivated and open to partnership, swap and financing options. Buyer to verify measurements if fundamental to the purchase.

Listing Presented By:



Originally Listed by:  
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