



## 10109 Pleasant St 10107 Sidney BC

\$1,149,000

Legal Non-Conforming, Side By Side Duplex. New Zoning to be approved by June 30th allows for redevelopment. More importantly, the present use is an investment property. Each Side Offers 1,218 Sf With 2 Bdrms Plus a Small bdrm (den). Current Rents total \$4500./mo (\$2,200 & \$2,300 per month) Plus Utilities. 10107 can given rent increase to \$2,277. eff. Oct. 1/24. Torch-On roof. 10109. Both sides interior renovated 2016. New stainless steel Fridge, Stove, Washer & Dryer. New Vinyl windows & blinds. Repainted interior, new kitchens & bathrooms, new laminate flooring. New fence at rear in 2021. Yard Is Fenced. Storage Shed re-roofed 2024, In-Unit Laundry, Large Kitchen W/Eating Area, 4Pce Bath Up, 1Pce Bath On Main. Located Within Walking Distance Of Schools, Bus, Library & Shops. This is the perfect investment for an extended family wherein parents can live one side and siblings other side. Or, have one side as rental.

Listing Presented By:



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