



# 1120 1st St Courtenay BC

\$949,900

Fantastic investment opportunity near downtown Courtenay, just steps from Puntledge River Park and great schools! This well-maintained triplex features 3 renovated and upgraded units plus a new roof, offering excellent long-term value. The upper 2-bedroom suite is currently rented for \$2,100/month, the lower 1-bedroom suite is rented for \$1,800/month, and the second 2-bedroom suite is vacant with an estimated market rent of \$2,200/month. Tenants pay their own utilities, and all units have separate hydro meters. Property highlights include communal laundry, shared storage, a fenced yard with vehicle access, a storage shed, and ample parking. Zoned R-SSMUH, allowing up to four units per lot—making this a prime cash-flowing investment or live-in opportunity on a beautiful lot across from the park and river, and walking distance to downtown shops, restaurants, and breweries. Ask for the full feature sheet with complete renovation details!

Listing Presented By:



Originally Listed by:  
RE/MAX Ocean Pacific Realty  
(Crtny)

tessaprocter.realestate@gmail.com



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950  
Fax:  
corony@shaw.ca