



## 1303 Junction Ave Nanaimo BC

\$2,500,000

Prime Development Opportunity! This 1.42-acre site is fairly level & offers 328 feet of frontage & is an ideal rezone to Medium to High-density Residential development, Commercial Center or mixed use Residential & Commercial development. Strategically located in Chase River, south of Nanaimo, the property is in close proximity to Southgate Shopping Centre & other amenities, providing convenience for future residents. The property is connected to city services & includes a fully remodeled 2,337 sq. ft. residence with 3 bedrooms & 2 bathrooms, offering immediate rental income potential or a temporary residence during development. The property is also equipped with an 822 sq ft detached shop & large level fenced yard, adding to the property's versatility. Easy access to the Island Highway & downtown makes this location highly desirable for commuters and enhances the attractiveness for future development. Rezoning maximizes the land's value & development potential. Info Package available.

Listing Presented By:



Originally Listed by:  
RE/MAX of Nanaimo

brent@brentrussell.ca



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

corony@shaw.ca