



1394/1396 Graham Cres Nanaimo BC

\$949,900

Located in the heart of Central Nanaimo, this legal duplex presents a fantastic investment opportunity, generating \$5700 per month in rental income. Situated on a low-maintenance corner lot, the property features three suites, offering flexibility and strong rental appeal. Each side of the duplex boasts an inviting main level with an open-concept living, dining, and kitchen area, highlighted by cozy gas fireplaces. Upstairs, both units offer two well-sized bedrooms and a 4-piece bathroom. The lower level of 1396 includes a versatile family room with a separate entrance, a modern 3-piece bath, and in-suite laundry, adding extra functionality. Meanwhile, 1394 features a self-contained studio suite with a 3-piece bath and access to shared laundry, enhancing its rental potential. Centrally located and within walking distance of schools, transit, restaurants, and shopping, this property offers unparalleled convenience for tenants. A prime, turn-key investment in a high-demand rental area!

Listing Presented By:



Originally Listed by:
Royal LePage Nanaimo Realty
(NanIsHwyN)

courtneykozack@royallepage.ca



RE/MAX Ocean Pacific Realty

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

Phone: 250-702-5950

Fax:

corony@shaw.ca