



## 23 Albion St Nanaimo BC

\$699,000

Well-located duplex just steps from Vancouver Island University, offering strong rental income and future development potential. This property features two 2-bedroom units, currently rented at \$1,700/month (Unit 1) and \$1,800/month (Unit 2), providing a solid return in a high-demand area. Situated on a large lot with alley access, this property is ideal for future redevelopment or land assembly. Both units feature bright, spacious layouts with large windows, creating inviting, light-filled living spaces. The unbeatable location is within walking distance to VIU, University Village, Barsby Secondary, and NDSS, making it highly attractive to students, families, and professionals. A rare opportunity to own a prime income property in a thriving, walkable neighborhood—perfect for investors, developers, or long-term holders. Measurements approx buyer to verify if fundamental to purchase

Listing Presented By:



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