



MLS# 8022926

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:



Originally Listed by:
Sutton Group-West Coast Realty
(Nan)

nitasihota@yahoo.ca



RE/MAX Ocean Pacific Realty

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

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