



## 240 Campbell St Tofino BC

\$1,508,000

Located in the downtown core of picturesque Tofino, BC this bright and spacious 4 bedroom, 2 bathroom, south-facing rancher offers a functional layout, unparalleled access to all of towns amenities & services, upgrades to maximize energy efficiency and added value such as a 200amp electrical upgrade which includes a new panel. With backyard shrub removal the access could be opened into the adjacent alley. The partially fenced front yard offers a view of Duffin Cove as well, would make an ideal spot for a garden as do the side yards. Currently zoned R2 (Duplex) which would allow for significant income potential if modified from a single family to a duplex without rezoning; being centrally located, it's also ripe for rezoning to commercial being in the commercial core. This property would make a great family home or staff accommodation. Owner occupied and easy to show. Must be toured in person to truly appreciate. Call, email, touchbase for further information and to set up a showing.

Listing Presented By:



Originally Listed by:  
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