



2840 Shelbourne St Victoria BC

\$1,550,000

Attention Developers: This is an exceptional opportunity to acquire two adjacent lots totaling 0.30 acres at 2840 and 2844 Shelbourne St (MLS-975305), offering a combined area of 80ft x 165ft (13,200 sqft) with substantial redevelopment potential. These properties must be purchased together and are ideal for generating rental income while you plan your future project. 2840 Shelbourne is currently tenanted bringing in \$6,100 per month with tenants paying own utilities. Additionally, consider the neighboring lots at 2848/2852 Shelbourne (MLS#964573), which could expand the site to 160ft x 165ft (26,400sqft). Victoria's proactive approach to development enhances the appeal of this investment. Please note that both homes are currently occupied; do not walk the properties. Site visits can be arranged with your agent, and home viewings are only available with an accepted offer. Don't miss out--contact your agent today!

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