



## 3147/3135 2nd Ave Port Alberni BC

\$739,900

Welcome to 3147 and 3135 2nd Ave. With C3 zoning there are endless development opportunities as well as excellent rental potential incomes for investors. 3147 includes a 1550 sq ft building, with commercial space and double garage downstairs and a 2 bed, 1 bath caretaker suite upstairs. Stunning views of the inlet and surrounding mountains from the deck/balcony and upstairs unit make this property highly appealing. There is a 3 bay garage/shop on the back of the property with back alley access. All the units are individually serviced which allows for potential to rent them all out separately. 3135 is a vacant commercial lot, also with C3 zoning and again allows for excellent development potential and investment opportunities. These neighbouring properties offer a unique opportunity for your next business or investment purchase. Come check them out before they're gone! All measurements are approximate and must be verified if important.

Listing Presented By:



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