



## 3490 Bethune Ave Saanich BC

\$1,200,000

See agent notes. This property is at the top of the hill on Bethune Avenue near Tattersall. This 6000 SQFT lot is relatively level, offers several mature oaks and backs onto a treed area. This property is in the path of progress; the OCP designates the area for multi-family development. Land assemblies are in progress in the neighbourhood. In the meantime, the house on the site, built circa 1942, is habitable and can earn rental income. There are some issues with settling of the structure, but it has a recent roof, is occupied at present and ought to be able to provide accommodation into the future until re-developed. Current zoning is RS-6. Square footage, basement height and areas are all estimated, buyer to check to their own satisfaction if important. Call today.

Listing Presented By:



Originally Listed by:  
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