



## 3705 14th Ave Port Alberni BC

\$849,900

Excellent investment opportunity! This legal duplex with two additional suites sits on a 1/4 acre lot and has a large garage/storage with alley access at the rear of the property. Each unit is separately metered with tenants paying own utilities and features a spacious living room, kitchen, 2 good sized bedrooms, 4 pc bathroom and laundry hook-ups. Recent new flooring and cabinets in all units. One of the lower units has been completely renovated. The upper units have balconies at both the front and rear of the building with beautiful mountain views. With a 5 year roof and new drain tiles, great proximity to shopping, schools and recreation, this one is a must see! 3 units rented and if owner suite was rented, monthly revenue would be \$5,000+. All measurements are approximate and must be verified if important.

Listing Presented By:



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