



426 & 436 Wharton St. NANAIMO, BC

426/436 Wharton St Nanaimo BC

\$899,999

Incredible Investment Opportunity! Two legal lots for sale in the coveted University District. Endless possibilities await with multi-family development potential. The Official City Plan for this area is R7 or R8 zoning, making this a developer's dream. These lots are perfect for townhouses or apartment-style condominiums. One of the lots includes a charming 1961-built home featuring 4 bedrooms, 2 bathrooms, and a main level entry with a walk-out basement. Perfect for rental income while re-zoning. Located just five minutes from downtown, and a short stroll to recreation, shopping, transit and all levels of schools including VIU. Buyer to verify zoning and development potential. Measurements approximate, please verify if important.

Listing Presented By:



Originally Listed by:
eXp Realty

jacky@simsrealestate.ca



**Royal
LePage in the Comox Valley**

121-750 Comox Road , Courtenay,
BC, V9N3P6

Phone: 250-702-5950

Fax:

corony@shaw.ca