



## 426/436 Wharton St Nanaimo BC

\$849,900

Investment opportunity is knocking! Two adjoining legal lots on .35 of an acre for sale by original owners in the desirable University District. Live in the existing mid century modern home featuring 4 bedrooms, 2 bathrooms, with a main level entry & walk-out basement with suite potential, while you build your dream home on the lot next door. The existing house has charming mid century modern features throughout, good bones, sweat equity potential and with some tlc it is the perfect family home or income property. Located just five minutes from downtown, and a short stroll to the old city quarter, recreational facilities, 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:  
Royal LePage Nanaimo Realty  
(NanIsHwyN)

neil@danmorris.ca



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca