



## 455 Watfield Ave Nanaimo BC

\$439,900

Prime Development Opportunity at 455 Watfield! Unlock the potential of Lot 12 at 455 Watfield--a prime 5,435 sqft property featuring dual zoning (R1 & R5), perfect for a versatile residential development. With its flat landscape & alley access, the lot is fully serviced with sewer & water connections right at the lot line. This property offers outstanding flexibility for various development options: add a suite, a carriage house, or expand to a triplex or fourplex to maximize rental income or resale value. Located just 3 blocks from Vancouver Island University & surrounded by parks, shops, & schools, this lot is ideally situated to meet the demands of future tenants & buyers. This prime location ensures a steady demand, catering to a diverse range of lifestyle needs while offering significant income-generating potential. Bonus: No GST--enabling investors to stretch their budgets further on this exceptional lot! Take advantage of this unique opportunity.

Listing Presented By:



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