



## 4711 Bute St Port Alberni BC

\$269,000

This spacious 2,843 sq ft home has potential, making it an ideal investment property! With separate top and bottom entrances, the layout is perfect for offering flexible living options for tenants. Upstairs, you'll find a 3-bedroom, 2-bathroom suite, providing ample living space and city & mountain views from the top balcony. Downstairs, there is a self-contained 2-bedroom, 1-bath suite, ideal for generating rental income or housing extended family. The property features a fully fenced yard, complete with fruit trees, offering privacy and a great outdoor space. Bring your ideas and make this investment work for you! All measurements are approximate and must be verified if important. Property sold as is.

Listing Presented By:



Originally Listed by:  
RE/MAX of Nanaimo - Dave  
Koszegi Group

dave@dkg.ca



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:  
corony@shaw.ca