



530 First Ave Ladysmith BC

\$1,250,000

Welcome to a prime investment opportunity on award-winning 1st Ave in Ladysmith. The property features 3 commercial units w/ excellent street frontage & a spacious, no-step level entry Rancher residence. Combining prime commercial space w/ luxurious residential living, this property is highly desirable. The commercial units suit various businesses, & above is a large single-family residence w/ high ceilings, private off-street parking, & zero noise transfer. The residence includes a courtyard w/ a freestanding gas fireplace. It has a detached garage, iron security gating, & alley access for convenience. Its location on 1st Ave offers excellent visibility & accessibility for businesses. Recent upgrades include, but are not limited to, hardscaping of rear yard space w/ a gas fireplace, new roof & gutters, & extensive landscaping. New heating systems ensure low maintenance, & economical utility costs. Rare offering in the heart of one of the best streets in Canada.

Listing Presented By:



Originally Listed by:
Royal LePage Duncan Realty

jeffriehunter@royallepage.ca



RE/MAX Ocean Pacific Realty

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

Phone: 250-702-5950

Fax:

corony@shaw.ca