



## 640 Campbell St Nanaimo BC

\$399,900

Development Opportunity!! With new zoning changes to the city of Nanaimo this land is zoned for up to FOUR UNITS. This charming 2 bedroom, 1 bathroom Rancher in the heart of Nanaimo and is ready for a new owner. This home features open concept living/dining/kitchen areas and a large basement with a multitude of space for all your storage needs. The expansive back deck is perfect for summer BBQs, with a large backyard offering plenty of space for the kids or pets to play. The home has potential to be raised and the basement could then be extra living space or a secondary suite. Located walking distance to the harbour, bus routes, Pauline Haarer Elementary, stores, and many restaurants. Short drive to grocery stores, Nanaimo District Secondary, Vancouver Island University and all other major amenities. All measurements are approximate and should be verified if important.

Listing Presented By:



Originally Listed by:  
460 Realty Inc. (NA)

dustin@dustinlayzell.com



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

corony@shaw.ca