



795/797/799 Dogwood Rd Nanaimo BC

\$995,000

This is a 3 unit property with a full sized rancher (1146sf) and SxS duplex (891sf/side) close to parks, shopping, schools, recreational facilities and VIU. It currently gets market rent on a duplex side; the rancher and other duplex are vacant and can obtain market rent. The rancher is 3 bedrooms with a living room, dining room, and kitchen, with a large front deck and distant ocean and city views. Recently rented for \$2380/m. The east side of the duplex is a 1 bedroom and den, laundry, kitchen, dining and living room areas. It was recently updated and boasts a front deck with views. The west side is currently rented for \$1611/m; it is 1 bedroom, with deck and views. Net of operating costs approx. 5.7% cap rate. An ideal principal residence rent the duplex. A 474sf detached shop is nestled behind the rancher. Abundant parking on this 18,000 sf lot. Backs onto Morrell Nature Sanctuary with trails to Westwood Lake. All measurements are approximate and should be verified if important.

Listing Presented By:



Originally Listed by:
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