



## 3439 Cook St A/B/C Saanich BC

\$1,349,000

A wonderful opportunity for the educated investor to fill their portfolio with this exceptional non-conforming Triplex in the highly sought after Maplewood area. Currently offering a yearly Revenue of approximately \$72,000! Each Unit has been updated, boasts 2 Bedrooms & 1 Bathroom and are well maintained providing peace of mind for any investor. Updates include newer Gas fireplaces, newer dryer & hot water tank, flooring, tile work, fixtures, deck membrane and more! Further features include a newer Roof, tons of natural light, great character built-ins & stained glass, high ceilings, various newer windows, a 200 amp service, parking for 6, a wonderful rear yard and a large rear deck. BONUS: the large yard may also allow room for additional development within the provincial density guidelines?! Explore a secondary building! Situated within walking distance to Thriftys, Uptown and all major bus routes! This is definitely an opportunity to be seen.

Listing Presented By:



Originally Listed by:  
Pemberton Holmes - Cloverdale

[eli@mavrikoscollective.com](mailto:eli@mavrikoscollective.com)



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

[corony@shaw.ca](mailto:corony@shaw.ca)