

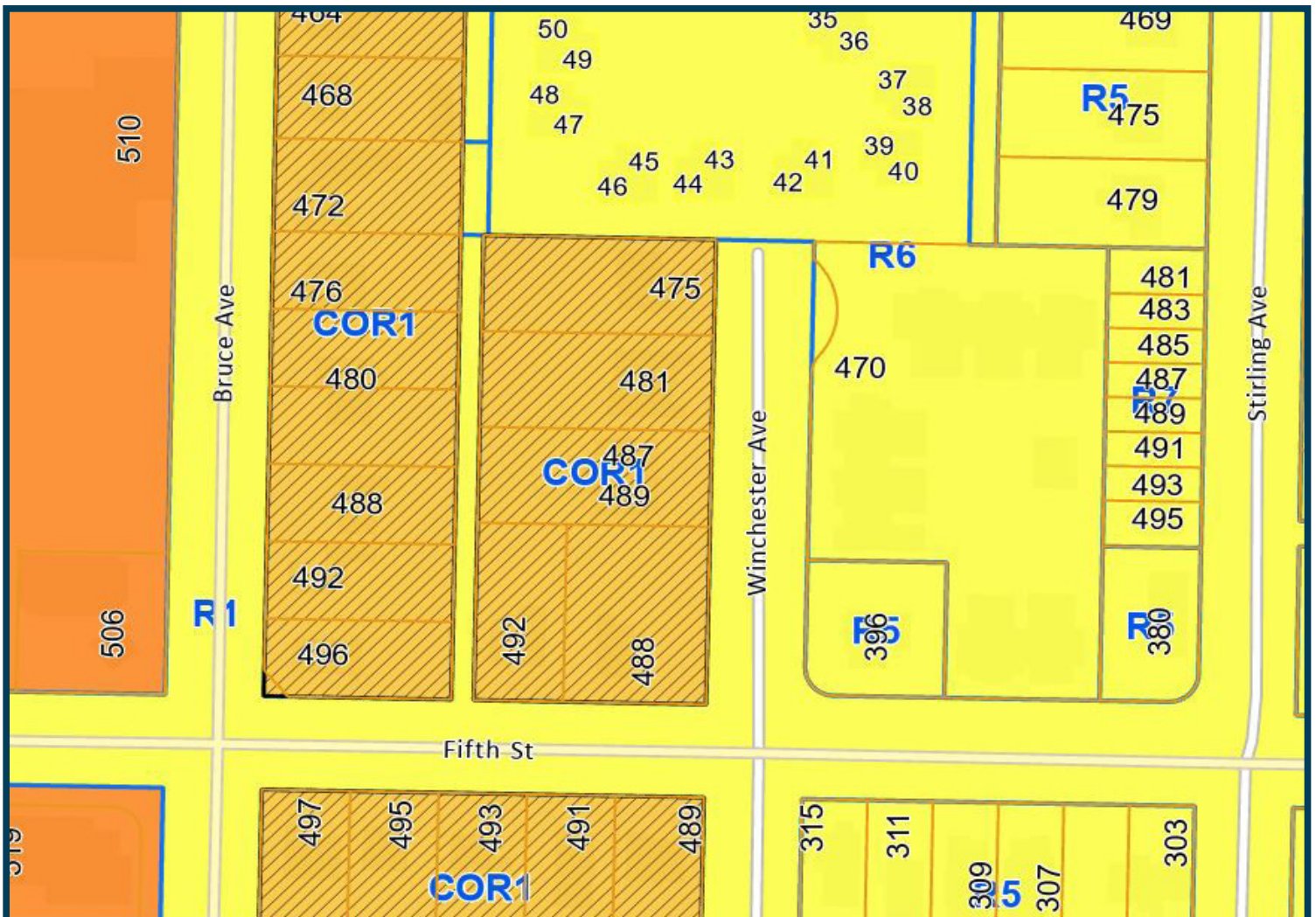


MILLER REAL ESTATE TEAM
487 - 489 Winchester Avenue

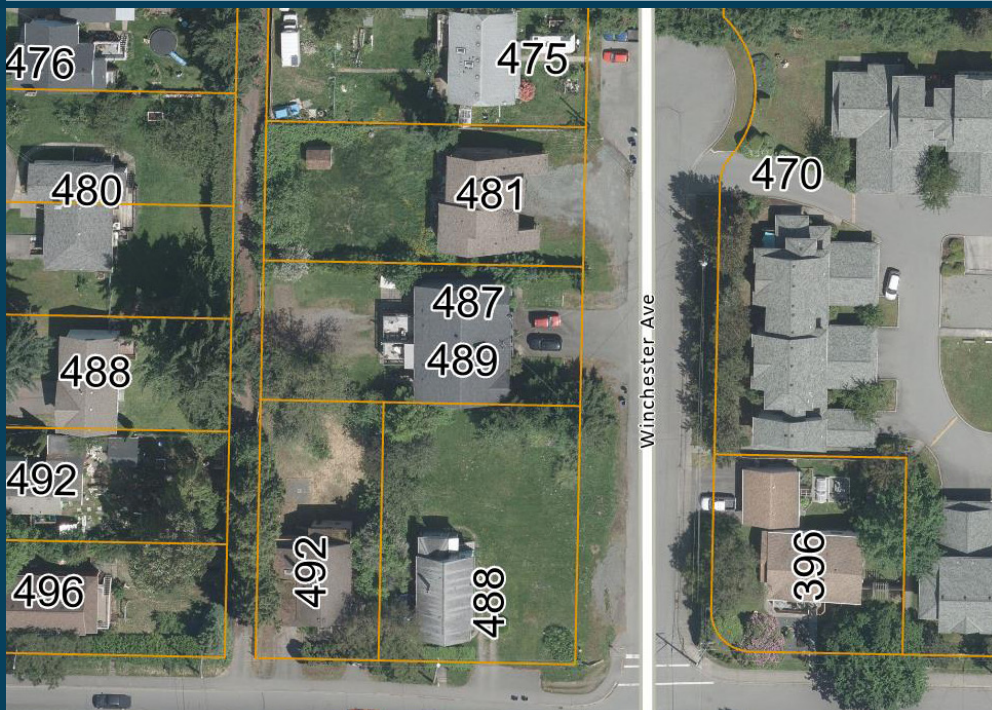




Fantastic investment opportunity - a legal duplex with four separate units and lane access. Three of the units are currently rented, generating over \$4800 per month in revenue. The property has recently been designated as COR1 zoning, allowing for future development potential; details of which can be confirmed with the City of Nanaimo. The current owners have kept the property very well maintained and done upgrades as needed. Recent upgrades include flooring, fresh paint, appliances, kitchen sinks and fixtures, kitchen cabinets and deck railings. See the feature sheet for the full list of upgrades. This is a great location near VIU and the amenities of University Village.



Zoning & Specifications



City: Nanaimo
 Zoning: COR1
 Building Size: 4,500 SqFt
 Lot Size: 10,608 SqFt
 Taxes: \$5,854 (2023)
 Construction: Frame
 Upper Units: 3 Bed / 1 Bath
 Lower Units: 2 Bed / 1 Bath
 Heat: Electric Baseboard
 Schools: Georgia Avenue
 Elementary & John Barsby
 Secondary

South Nanaimo

All data & measurements are approximate & should be verified if important.



Thank you for viewing 487 - 489 Winchester Avenue
Additional Information Available at MillerRealEstate.com



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