# \$749,000 - 546 Wakesiah Ave, Nanaimo

MLS® #1010599

## \$749,000

6 Bedroom, 3.00 Bathroom, 2,120 sqft Residential on 0.11 Acres

N/A, Nanaimo, BC

Turn-Key Investment Property Near VIU –
Strong ROI & Market Rent in Place.
Opportunity knocks with this fully tenanted
6-bedroom, 3-bathroom investment property,
just steps from Vancouver Island University.
The COR1 zoning allows for mixed use
commercial/residential or up to 6 story
multi-family making this a great holding
property with cashflow today and development
potential in the future.

Spanning 2,120 sqft over two self-contained levels with three bedrooms per floor, offering excellent rental flexibility and consistent cashflow.

Both suites are currently occupied by long-term tenants paying market rent, contributing to a solid cap rate and low vacancy risk. This income-generating property is perfectly suited for investors seeking a high return on investment in a high-demand rental area with development potential.

\$749,000

Built in 1981

Price

#### **Essential Information**

MLS® # 1010599

Bedrooms 6

Bathrooms 3.00

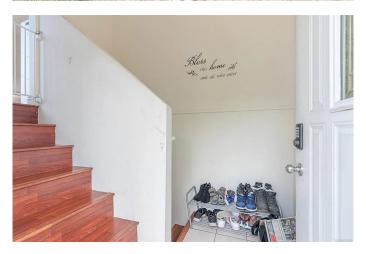
Square Footage 2,120

Acres 0.11

Year Built 1981







Type Residential

Sub-Type Single Family Detached

Status Active

## **Community Information**

Address 546 Wakesiah Ave
Area Na University District

Subdivision N/A

City Nanaimo

County Nanaimo, City of

Province BC

Postal Code V9R 3L1

### **Amenities**

Parking Spaces 4

Parking Carport

# of Kitchens 2

#### Interior

Heating Baseboard

Cooling None

#### **Exterior**

Roof Fibreglass Shingle

Construction Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Partial,

Insulation: Walls, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 7th, 2025

Days on Market 69

Office Pemberton Holmes Ltd. (Pkvl)

Zoning COR1

## **Listing Details**

Listing Office Pemberton Holmes Ltd. (Pkvl)

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