

\$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 â€“ 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.

Built in 1981

Essential Information

MLS® #	1010599
Price	\$749,000
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. (PkvI)
Zoning	COR1

Listing Details

Listing Office	Pemberton Holmes Ltd. (PkvI)
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