

# \$1,040,000 - 474 & 486 Wakesiah Ave, Nanaimo

MLS® #993151

**\$1,040,000**

4 Bedroom, 3.00 Bathroom, 1,330 sqft

Residential on 0.32 Acres

N/A, Nanaimo, BC

x2 Homes on x2 lots with lane access. A perfect investment Land Assembly: This great development opportunity right next to the fast growing ever expanding Vancouver Island University. The offering is for two parcels 474 Wakesiah Avenue and 486 Wakesiah Avenue.

They both have rentable dwellings with one that is vacant and the other is currently rented out mo/mo. Tenancy information is available on request. Build up for condos, or carriage homes for more rent. Plenty of opportunities here bring your ideas. Measurements and property dimensions taken from the City of Nanaimo map and reflect 13,800 Sqft of land. Information in listing is for 474 and 486 (other)!

Please inquire within for details and your private viewing. We require to give the tenant plenty of notice. All data including measurements are from sources which we believe to be reliable but should be verified if deemed to be important.

Built in 1948

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 993151      |
| Price          | \$1,040,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Square Footage | 1,330       |
| Acres          | 0.32        |
| Year Built     | 1948        |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Single Family Detached |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 474 & 486 Wakesiah Ave |
| Area        | Na University District |
| Subdivision | N/A                    |
| City        | Nanaimo                |
| County      | Nanaimo, City of       |
| Province    | BC                     |
| Postal Code | V9R 3K9                |

### Amenities

|                |                |
|----------------|----------------|
| Parking Spaces | 4              |
| Parking        | Driveway, Open |
| # of Kitchens  | 2              |

### Interior

|         |          |
|---------|----------|
| Heating | Electric |
| Cooling | None     |

### Exterior

|              |                         |
|--------------|-------------------------|
| Roof         | Asphalt Shingle         |
| Construction | Frame Wood, See Remarks |
| Foundation   | Poured Concrete         |

### Additional Information

|                |                                      |
|----------------|--------------------------------------|
| Date Listed    | March 24th, 2025                     |
| Days on Market | 213                                  |
| Office         | Sutton Group-West Coast Realty (Nan) |
| Zoning         | COR1                                 |

### Listing Details

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Sutton Group-West Coast Realty (Nan) |
|----------------|--------------------------------------|

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