

INFORMATION PACKAGE

58 PINE STREET, NANAIMO



Investor Alert – Income Property in Central Nanaimo! Located in the heart of Nanaimo's historic Old City, this versatile property offers rental potential and zoning flexibility (R14 – Old City Low Density/Fourplex).

The updated main level features charming character with 2-bedroom, 1-bath main living & peek-a-boo ocean views from the back deck. Downstairs there are four bedroom/studio-style rental units, each with its own entrance and 2-piece bath (no kitchens), shared laundry and shower facilities and common room, perfect for rental income, student housing or group home arrangement.

Set in an established neighbourhood of character homes, within easy access to Vancouver Island university, Bowen Park, downtown, waterfront, transit, amenities & more. A rare opportunity to generate multiple income streams while you live on the main level and rent the rest!


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Bedrooms: 6 (2 Up, 4 x Studio Dn)

Baths: 6 (1 Up, 4x2pc & 1x1pc Dn)

Living Space: 2,451 Sq.Ft

Water Source: Municipal

Sewer Supply: Municipal

Heat Source: Heat Pump

Year Built: 1930/Remodelled

Lot Size: 0.16

Roof: Fibreglass Shingle

Construction: wood frame

Parking: Driveway, front & rear

Property Taxes: 2025 \$4,215

Property Assessment: 2025
\$610,000

Additional Notes:

- Peek-a-boo ocean views from deck
- Heat Pump added 2015
- Shared laundry
- New Fence 2025
- Low maintenance yard
- Established fruit trees and berries bushes


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