

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!



ELITE
REAL ESTATE TEAM



**PEMBERTON
HOLMES**
EST. 1887
REAL ESTATE COWICHAN VALLEY

JEN ALEXANDER

(250) 252-7717

jen@RealEstateEliteTeam.com

ALLY EARLE

Personal Real Estate Corporation

(250) 710-8794

ally@RealEstateEliteTeam.com

JENNEY MASSEY

(778) 971-1517

jenney@RealEstateEliteTeam.com

Information provided in this package is believed to be accurate, however it is ultimately the responsibility of the Buyer to verify anything contained herein if it is being relied upon in making an offer on this property. This information is provided as a courtesy. There are no representations or warranties provided by the Listing Agent or the Seller(s).

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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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