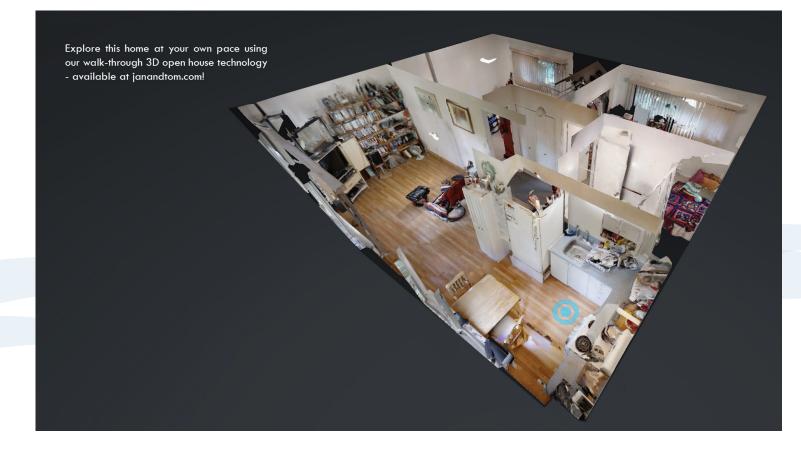
Visit janandtom.com



24 Hour Virtual Open House



Specifications

Address • 1191 Bush Street Total Area • 1,680 sq.ft. Beds & Baths • 4 + 2 Baths Parking • Carport

> Water • Connected to Municipal Sewer • Connected to Municipal Lot Size • 7,251 Taxes • \$2,2603.70 (for 2019)

Exterior • Stucco & Siding Construction • Frame

Heating • Electric Baseboard

Additional Features • Riverfront Legal Duplex

- Close to Golf & Schools
- Close to Recreation & Shopping
- Mountain & River Views
- Central Location, Private Setting
- Workshop, Thermal Windows



 ROYAL LEPAGE
 Janice Stromar • jan@janandtom.com
 Phone • (250) 758-7653

 Tom Stromar • tom@janandtom.com
 Toll Free • (800) 779-4966

 Licensed • REALTORS •
 Fax • (250) 758-8477

 Nanaimo Realty
 4200 Island Highway, Nanaimo, BC, V9T 1W6

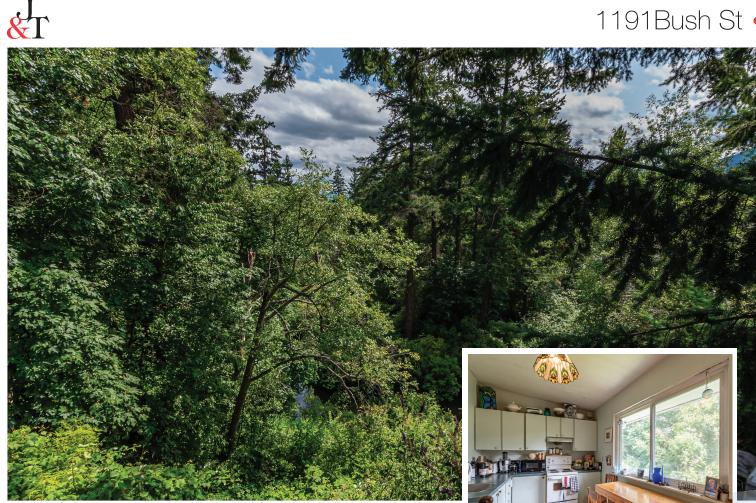
 www.janandtom.com
 School Comparison

Data, floorplans, and measurements are approximate. Please verify if important.

1191 Bush St anaimo Legal Duplex www.janandtom.com

Jan and Jan and Tom

(250) 758-7653



INVESTMENT PROPERTY with tremendous opportunity to INCREASE VALUE. This riverfront legal up and down duplex sits perched above the Millstone river on a peaceful and tranquil lot in Central Nanaimo. Identical two bedroom floorplans look onto the scenic river-scape and offer great revenue potential in today's tight rental market. Being close to shopping, bus routes, schools, parks and Nanaimo hospital make this a very walkable location! A large common room on the bottom most level contains both a spacious laundry area as well as a large workshop space with high ceilings. More recent updates include a new roof and vinyl windows. With the heavy lifting out of the way, you can focus on some interior updates and landscaping to give yourself the chance to easily build some sweat equity!

Janice & Tom Stromar



ROYAL LEPAGE Nanaimo Realty

(1)

Janice Stromar • jan@janandtom.com Phone • (250) 758-7653 Tom Stromar • tom@janandtom.com Toll Free • (800) 779-4966 Licensed • REALTORS ® Fax • (250) 758-8477 4200 Island Highway, Nanaimo, BC, V9T 1W6 Each office independently owned and operated

Jan and Tom

We never forget you have a choice













