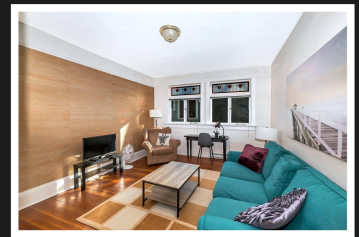
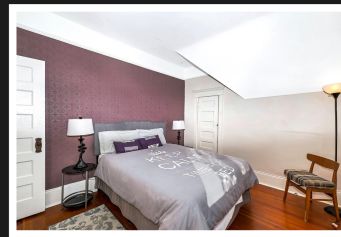
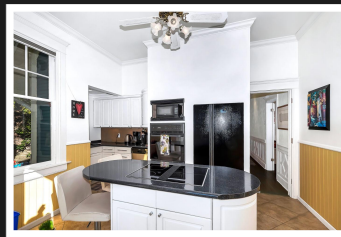
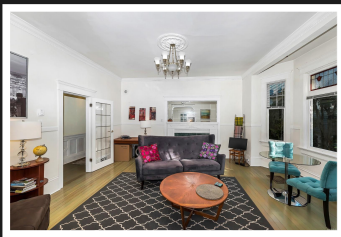


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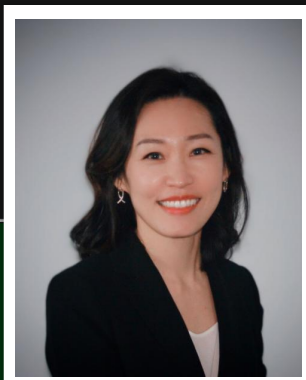
LEGAL 4-PLEX IN FERNWOOD

1610 Belmont Ave



1610 Belmont Ave

Whether you're an investor seeking a profitable venture or a homeowner looking for a comfortable home, this property offers a range of possibilities. You can choose to occupy one of the units and generate income from the others. For those desiring more space, consider merging 2 of the units with an existing staircase. Bonus: The seller is willing to open up the staircase to create a 3bd 2ba contained living space, with 2 individual mortgage helpers still intact. Features original fir floors, classic claw foot tubs, and stained glass windows. A detached garage and a basement providing extra storage space. Sun-soaked south-facing backyard, and a private gate granting direct access to Stadacona Park. Recent upgrades and regular maintenance inside and out, ensuring a well-kept and hassle-free investment. Development potential to be turned into 6 plex (buyer do their due diligence)



Priced at
\$1,570,000

Area	Fernwood	Age	1909
Bedrooms	3	Taxes	4776
Bathrooms	4	Tax Year	2023
Lot Size	5500	MLS#	947438
Floor Space	2707	Parking	

BO PARK

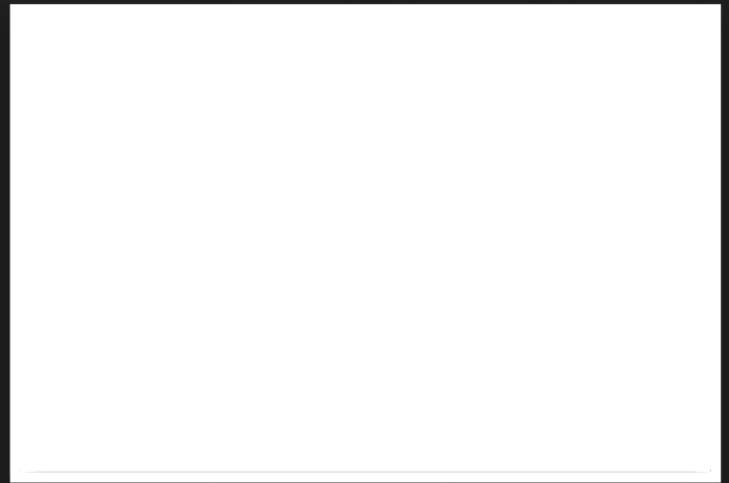
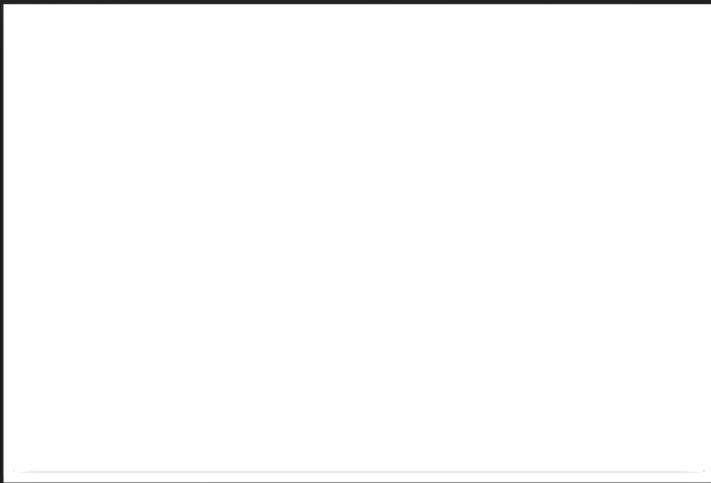
Pemberton Holmes - Westshore

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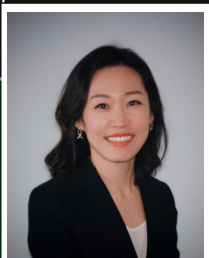
(250) 478-0779
bopark.victoria@gmail.com

103-814 Goldstream Ave
Victoria, V9B 2X7



1610 Belmont Ave

Explore legal 4-plex property situated in the heart of Fernwood. Whether you're an investor seeking a profitable venture or a homeowner looking for a comfortable home, this property offers a range of possibilities. You can choose to occupy one of the units and generate income from the others. For those desiring more space, consider merging 2 of the units with an existing staircase. Bonus: The seller is willing to open up the staircase to create a 3bd 2ba contained living space, with 2 individual mortgage helpers still intact. Features original fir floors, classic claw foot tubs, and beautiful stained glass windows. A detached garage and a basement providing extra storage space. Sun-soaked south-facing backyard, and a private gate granting direct access to Stadacona Park. Recent upgrades and regular maintenance inside and out, ensuring a well-kept and hassle-free investment. Development potential to be turned into 6 plex (buyer to do their due diligence)



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