

# 470 Constance Ave, Esquimalt

\$2,000,000



Charming 1910 character home on a rare double lot, offering a prime redevelopment opportunity in a thriving Esquimalt neighborhood. Located in a sought-after area close to the ocean with some ocean glimpses, this property combines classic charm with modern potential. The home features original details, including hardwood floors and elegant woodwork, providing a warm and inviting atmosphere. Under new regulations and emphasis on providing missing middle opportunities, many redevelopment possibilities exist in this large double lot fronting Nelson St and Constance Ave making it an excellent investment for savvy buyers or developers. Additionally, the property includes a fully self-contained 1-bedroom suite, perfect for rental income, a guest suite, or multigenerational living. Just minutes from local shops, restaurants, parks, & schools. Don't miss out on this incredible opportunity to own a piece of history while securing your future with redevelopment potential in a growing community! (id:56120)

## KEY INFORMATION

MLS® 976225

Residential Detached

Saxe Point

4 Bedrooms

2 Bathrooms

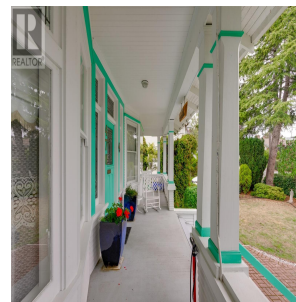
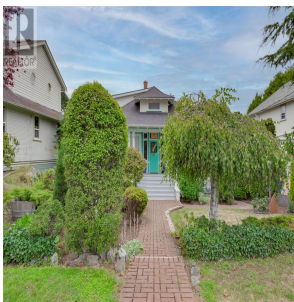
3,711 SF

10,200 SF Lot

## FEATURES

Year Built: 1910

Listed By: rennie & associates realty ltd.



**Flora Stanley**  
250.588.7648  
fstanley@rennie.com  
rennie.com/florastanley



**Brett Jones**  
250.588.7646  
bjones@rennie.com  
rennie.com/brettjones

**rennie**