

3176 Balfour Ave, Victoria

\$1,149,000



Investor Alert! Half duplex with 3 suites producing very attractive net revenue figures. This fantastic investment property is located near all amenities and transit, making it an ideal home for prospective tenants. All suites currently rented to great tenants who would like to stay. The ground level contains a one bedroom plus den suite and a separate one-bedroom suite. A large 2 bedroom and 2-bathroom suite covers the upper level with a large walk out balcony. Recent upgrades include new countertops and integral sinks. There is also a new high efficiency condensing combination gas boiler supplying on demand hot water and in-floor hydronic heating. Along with having a double wide driveway with ample parking, the property is within walking distance of the Tillicum Shopping Centre and the Gorge Waterway and is very central to other amenities throughout Victoria including bus routes to UVIC and access to the Galloping Goose for cyclists. Reach out today to book your private viewing! (id:56120)

KEY INFORMATION

MLS® 984314

Residential Attached

Burnside

4 Bedrooms

4 Bathrooms

2,052 SF

2,928 SF Lot

FEATURES

Year Built: 1994

Listed By: Coldwell Banker Oceanside Real Estate



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