

125 ADAMS AVENUE

*Central Nanaimo*



**JAHELKA REAL ESTATE GROUP**

Lifestyle Properties • Development Marketing

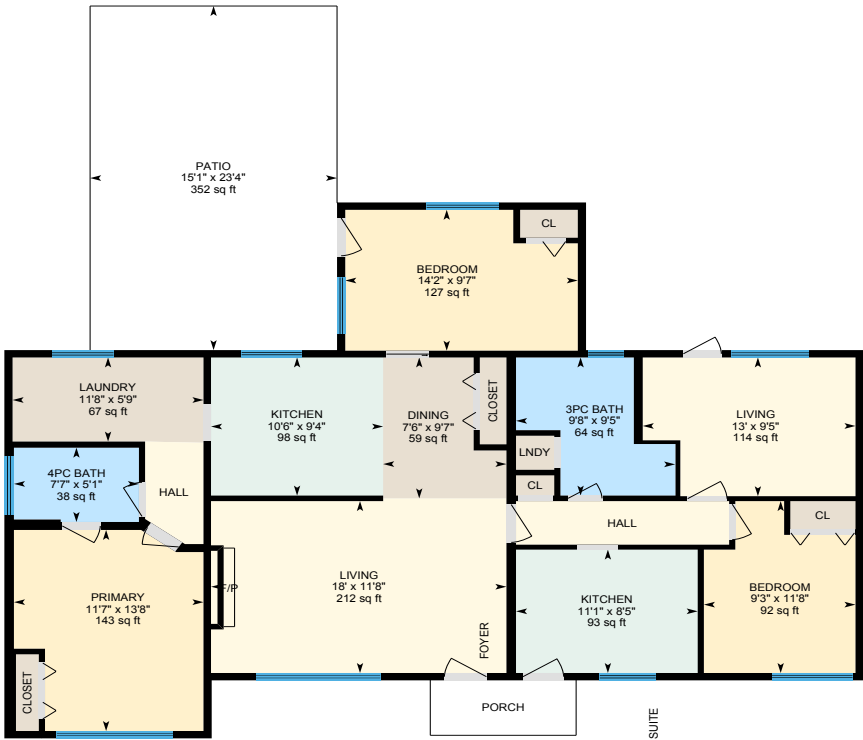






125 Adams Ave, Nanaimo, BC

Main Floor Exterior Area 1374.54 sq ft



0 4 8 ft

PREPARED: 2024/07/04



WELCOME HOME...

If you're looking for an investment opportunity or for comfortable single-storey living with income potential, look no further as this updated 3-bed, 2-bath, 1,375 sqft rancher with a legal suite will tick all the boxes.

Located a short distance from amenities, restaurants, & recreation, this home is situated on a 0.30-acre subdividable lot on a quiet no-through road in Central Nanaimo.

Following tree removal last year & new landscaping this year, the backyard offers a great spot for play & entertaining with both suites enjoying a private patio area to host family & friends while a large 356 sqft detached garage with a 100 sqft shed will help meet parking & storage needs.

The larger of the two homes is found on the left. Completely renovated over the last two years including the installation of new plumbing, electrical, windows, doors, flooring, fixtures, & fittings, this space offers a cozy living/dining area complete with a bright, well-appointed kitchen with new appliances & an attached laundry room with extra storage. There are 2 beds in this suite with the primary enjoying cheater ensuite access to the tastefully-finished 4-pce bath while the second bed boasts a separate entrance & access to the patio. The smaller suite on the right of the home is tenanted & offers a functional floor plan with a full kitchen, 1 bedroom, & a second room with access to the deck which could be used as a living area or as a second bedroom while a 3-pce bath & laundry facilities round off this space. Although not fully updated, this suite boasts new windows, doors, & appliances, while the whole house has a new roof, new gutters, & a fresh coat of paint.

With extensive renovations both inside & out, most things have been taken care of for you in this attractively priced, income-generating property, so act now to avoid disappointment.

Data & measurements have been provided by Nanaimo Photography, the City of Nanaimo, & BC Assessment & should be verified if important.

FEATURES

Style:	Rancher
Bedrooms:	3
Bathrooms:	2
Living Area:	1,375 Sqft.
Lot Size:	0.30 Acre
Taxes:	\$3,672 (2023)
Features:	Legal 1-bed suite
	356 sqft garage
	100 sqft shed
	Subdividable lot





## FEATURED LISTING

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