

\$580,000 - 765 8th Ave, Campbell River

MLS® #1011655

\$580,000

3 Bedroom, 2.00 Bathroom, 2,846 sqft

Single Family on 0.49 Acres

Campbell River Central, Campbell River,
British Columbia

Welcome to 765 8th Ave, Campbell River – a rare opportunity that blends investment potential with flexible living. Set on a prime 0.50-acre lot, this property is zoned to allow a fourplex with the possibility to rezone for further development (buyer to verify). Priced to reflect both the generous lot size and the home's condition, it's an ideal canvas for builders, investors, or anyone ready to add value. The existing 4-bedroom, 2-bathroom residence is functional but requires work/updates, offering room to build equity through improvement. The main floor is bright and welcoming, while the lower level adds flexibility with a family room, additional bedroom, den, storage, and an 11' x 13' workshop with exterior access – great for a home business, studio, or hobby space. Development & use options include: Keep the current home as a rental and add another dwelling on the lot. Redevelop into a fourplex under current zoning. Explore additional rezoning for expanded density (buyer to confirm with the City). Property highlights: Two separate driveways for excellent access and parking flow Single carport, Mature gardens, flowering shrubs, two vine-covered porches, and fenced raised garden beds Quiet street close to town – privacy, space, and convenience Whether you redevelop, invest, or create your family retreat, this large in-town lot offers serious upside and versatility. Contact: Kim Rollins, eXp Realty phone



Built in 1963

Essential Information

Listing #	1011655
Price	\$580,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,846
Acres	0.49
Year Built	1963
Type	Single Family
Sub-Type	Freehold

Community Information

Address	765 8th Ave
Subdivision	Campbell River Central
City	Campbell River
Province	British Columbia
Postal Code	V9W4A7

Amenities

Features	Central location, Park setting, Private setting, Wooded area, Other
Parking Spaces	6
View	Mountain view, Ocean view

Interior

Heating	Oil Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Additional Information

Zoning	Residential
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Listing Details

Listing Office	eXp Realty (CR)
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