



## 4007 30 Avenue Vernon British Columbia

\$699,000

Land Assembly: Easy access property with multi unit development potential, close to downtown and recreation. The preference is to sell this property in conjunction with 4009 30 Avenue, Vernon BC V1T 2G2 PID 011-339-705 MLS 10343448, and 4005 30 Avenue, Vernon BC V1T 2G2 PID 010-739-386 MLS 10343394. The value is in the land, and not the buildings. City zoning currently allows for 15-18 units, depending on setbacks, when all 3 properties are combined. (id:6769)

Utility room 31'9" x 11'0"

Storage 20'4" x 11'0"

Full bathroom 8'4" x 3'3"

Kitchen 8'0" x 7'0"

Bedroom 9'6" x 10'0"

Bedroom 11'6" x 10'4"

Full bathroom 7'6" x 6'4"

Great room 20'4" x 11'0"

Bedroom 11'8" x 11'6"

Foyer 22'0" x 4'6"

Primary Bedroom 10'10" x 11'5"

Kitchen 15'7" x 9'2"

Living room 16'0" x 13'0"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<http://www.johndeak.com/>



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