



4309 22 Street Vernon British Columbia

\$776,000

Attention developers and builders! Here's your chance to capitalize on an exceptional opportunity with this 7200 square foot lot boasting R3 zoning. Nestled in a sought-after neighborhood, this property presents a lucrative investment prospect with immense potential for redevelopment. Zoning allows for the construction of 3 units, providing a solid foundation for development opportunities. Stay ahead of the curve with the possibility of more units when the new BC Government regulations come into effect, maximizing the return on your investment. Situated in a prime location, this property offers easy access and walking distance to amenities, transportation & schools, making it an attractive choice for prospective homeowners or tenants. The existing 1955 home, though in need of updating, offers a solid structure with 5 bedrooms and 2 bathrooms. While the value lies primarily in the land for redevelopment, the current home presents a potential revenue stream during the planning and permitting stages. Enhancing the property is a detached garage with a workshop area, or as a garden shed. Enjoy the charm of raised gardens in the backyard, providing a tranquil retreat or potential green space for future residents. Unlock the full potential of this property and capitalize on the burgeoning demand for housing in this desirable area. Whether you're looking to build multi-family units or explore alternative development options, this is a rare opportunity not to be missed, as is where is (id:6769)

Bedroom 13'9" x 12'9"

3pc Bathroom 7'2" x 12'9"

Recreation room 21'4" x 12'7"

Storage 10'6" x 12'9"

Laundry room 13'11" x 12'2"

Bedroom 11'11" x 12'2"

Mud room 6'8" x 7'8"

4pc Bathroom 9'7" x 7'2"

Bedroom 8'3" x 10'10"

Bedroom 9'5" x 8'7"

Primary Bedroom 11'3" x 12'2"

Dining room 12'1" x 12'11"

Kitchen 14'9" x 12'11"

Living room 17'7" x 13'7"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:

RE/MAX Vernon Salt Fowler

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



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca