



6699 Scott Road Vernon British Columbia

\$1,100,000

RARE HIGH-CASH-FLOW OPPORTUNITY WITH DEVELOPMENT UPSIDE (<1km to Kin Beach) 6699 Scott Road presents a compelling ""covered land play"" offering strong in-place income with future redevelopment potential. This 0.32-acre (1,295 m²) property is currently configured with multiple self-contained living areas and generates approximately \$75,338/year in gross income. Property is fully tenanted with tenants contributing to utilities. Buyer to verify all financials and tenancy arrangements. Zoned MUS (Multi-Unit Small Scale), the property supports a range of small-scale multi-unit housing forms. Based on current density allowances (up to 60 units per hectare), preliminary analysis suggests potential for approximately 6-7 units, subject to City approvals. City-based documentation indicates sanitary sewer capacity for a potential 7-unit development based on current modeling. Buyers to verify servicing requirements, elevations, and development feasibility with the City. Ideally located in Vernon, within close proximity to Okanagan Landing and less than 1km to Kin Beach, offering strong appeal for both investors and future residents. Investor package including rent roll, pro forma, zoning summary, and servicing information available upon request. (id:6769)

Listing Presented By:



Originally Listed by:
Oakwyn Realty Okanagan

<https://www.ricklatta.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

- Foyer 9'10" x 8'2"
- Laundry room 6'7" x 13'2"
- Kitchen 6'11" x 9'1"
- Office 6'11" x 11'8"
- Living room 12'2" x 15'10"
- Bedroom 12'3" x 11'8"
- Bedroom 11'5" x 12'11"
- Pantry 5'1" x 6'5"
- Family room 13'7" x 8'5"
- Dining room 13'7" x 6'8"
- Full bathroom 9'10" x 8'2"
- Bedroom 10'1" x 10'10"
- Dining room 11'6" x 17'1"
- Family room 11'0" x 13'0"
- Primary Bedroom 13'8" x 9'2"
- Bedroom 13'1" x 10'10"

Full bathroom 9'6" x 4'7"

Bedroom 9'0" x 11'9"

Full bathroom 9'0" x 8'11"

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.