



## 3802 32 Avenue Vernon British Columbia

\$449,900

An exceptional opportunity for developers, builders, and forward-thinking investors. A strategically located property in the heart of Vernon, 3802 32nd Avenue is zoned MUS (Multi-Unit Small Scale), with recently updated roads, sidewalks, alley way & services at lot line it offers tremendous redevelopment potential in one of the City's evolving growth corridors. Whether you're ready to build immediately or looking to secure a high-upside land holding, this property provides flexibility and future value. The existing home can generate rental income while completing development planning. The zoning & development potential make it the perfect candidate for higher-density housing. Buyers are encouraged to explore opportunities under the CMHC MLI Select financing program, which may offer attractive financing options for qualifying purpose-built rental developments. The property offers the potential for a Floor Area Ratio (FAR) of up to 3.0, allowing for approximately 28,000 sq. ft. of buildable floor area. Located just minutes from downtown Vernon, shopping, schools, transit, parks, and everyday amenities, this is a rare opportunity to acquire a redevelopment site in a community experiencing significant residential growth & increasing demand for new housing. Whether your vision is a purpose-built rental project, multi-family development, or a strategic land investment, 3802 32nd Avenue offers the location, zoning, and long-term potential to make your next project a success. (id:6769)

Other 8' x 7'8"

Foyer 5'6" x 4'

Laundry room 6' x 5'6"

Primary Bedroom 10'8" x 9'

4pc Bathroom 9' x 7'

Living room 14' x 12'

Dining room 6' x 6'

Kitchen 14' x 7'

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://johnkristian.ca/>

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