



## 2300 35 Avenue Vernon British Columbia

\$999,900

INVESTORS: Don't miss your chance to acquire a prestigious multi-family rooming house in a beautiful heritage property situated on a prime corner lot in Lower East Hill/Harwood area! This distinguished building boasts 8 units, offering a blend of affordable housing and reliable income. There are 2 separate group living areas, each comprising 4 rooms and sharing two well-appointed kitchens and baths, both on the main level and above. Residents enjoy the expansive covered patio, enveloped by lush greenery, creating a serene oasis for the residents. With a reliable revenue stream and potential for future development, this property is an excellent long-term investment. You could even turn it into a 2-suite home again for owner/occupants. There's even a nice little garage that someone could use if they wanted to, although it is located currently with a small encroachment over the lot line. Financials are available upon request for qualified buyers. Meticulously maintained and strategically located, with shopping, transit, and schools in close proximity. Don't miss out on this amazing opportunity, book your showing now! (id:6769)

Bedroom 12'10" x 11'11"

Kitchen 12'7" x 12'10"

Bedroom 11'9" x 11'2"

Bedroom 11'2" x 14'2"

3pc Bathroom 6'3" x 11'10"

Primary Bedroom 8'6" x 11'10"

Bedroom 13'1" x 17'6"

Kitchen 11'9" x 13'2"

Primary Bedroom 11'4" x 19'2"

Full bathroom 12'0" x 5'10"

Bedroom 11'9" x 11'3"

Bedroom 15'5" x 12'0"

Listing Presented By:



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Canada Flex Realty Group



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