



## 2404 34 Street Vernon British Columbia

City of Vernon

# \$374,900



Calling all Builders, Developers, and Investors! Don't miss out on this incredible opportunity! Situated on a sprawling 0.38-acre lot (16550 sqft), this property offers a serene park-like setting surrounded by majestic trees, frequented by wildlife, and featuring a delightful running creek. Zoned RM2 with Mixed Residential/Commercial designation in the Official Community Plan, the potential here is limitless. Whether you're dreaming of building your own creekfront home or envisioning a future office, studio, care center, or retail space, this lot has you covered. Conveniently located near downtown Vernon, Mission Hill Elementary School, Vernon Jubilee Hospital, and Polson Park, with easy highway access, this property offers both tranquility and accessibility. Plus, with neighboring properties undergoing development, there's promising potential for investment growth. Seize the opportunity to be at the heart of everything Vernon has to offer and bring your vision to life on this exceptional lot! (id:6769)



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

### Rick Latta

Coldwell Banker Executives Realty

Phone: (250) 540-8278

