



2602 45th Avenue Vernon British Columbia

City of Vernon

\$499,900

ZONING MUS
LOT SIZE 50 X 158

SMALL SCALE HOUSING
 UP TO 3 STOREYS IN HEIGHT,
 ZONE AND BUILDING REGULATIONS

DETACHED HOUSING, ROW HOUSING,
 DUPLEX HOUSING, SEMI DETACHED





We are excited to present a prime real estate opportunity in a central location, perfectly suited for small-scale housing development. This property is zoned MUS (Multi Unit Small Scale), allowing for a diverse range of residential projects. The zoning regulations provide additional development flexibility, making it an ideal choice for developers looking to maximize their investment in a thriving community. ****Key Features:**** ****Central Location:**** Situated in the heart of Vernon, BC, this property offers easy access to local amenities, public transportation, and major thoroughfares. ****Zoning:**** MUS (Multi Unit Small Scale) zoning permits a variety of small-scale housing developments, providing the potential for innovative residential solutions tailored to the community's needs. ****Development Flexibility:**** The zoning regulations allow for additional development flexibility based on site servicing and lot area, enabling creative and efficient use of the property. ****Walkability:**** With a great walking score, residents will enjoy proximity to parks, shops, restaurants, and schools, enhancing the appeal of any future development. ****Investment Potential:**** This property presents a unique opportunity for developers and investors to capitalize on the growing demand for small-scale housing in a central location. The combination of favorable zoning, development flexibility, and a wal...



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