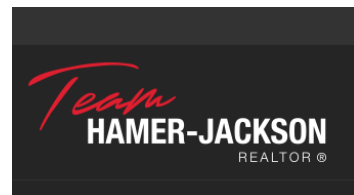


This 0.29-acre rectangular lot--measuring 74.88 feet wide by 170 feet deep (12,831 square feet)--offers outstanding potential following a recent zoning change to MUM (Multi-Unit: Medium Scale). This new designation allows for increased density and building heights up to 15 meters. Previously, the property had preliminary plans for a 3-storey, 6-unit row townhouse project, with each unit offering 2,200 square feet including a garage. However, with the updated zoning, a 12-unit condominium building with ground-floor or underground parking is now a viable option--unlocking even greater value. The lot features a gentle front-to-back slope, making underground parking both feasible and cost-effective while optimizing the buildable height. Located in a rapidly evolving neighborhood, this is a rare opportunity to capitalize on Vernon's growing demand for multi-family housing. Photos of the original townhouse concept are available upon request. (id:6769)

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