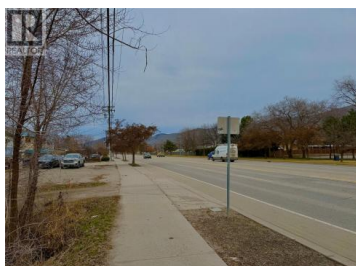
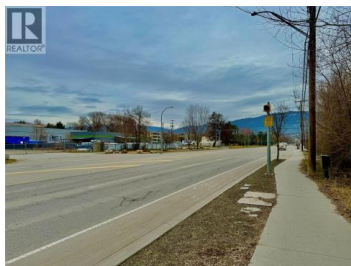




## 3708 25 Avenue Vernon British Columbia

City of Vernon

**\$550,000**



(Holding property with redevelopment potential). This 0.29-acre rectangular lot—measuring 74.88 feet wide by 170 feet deep (12,831 sq. ft.)—offers exceptional redevelopment potential following a recent rezoning to MUM (Multi-Unit: Medium Scale). The new zoning permits increased density and building heights up to 15 meters, significantly enhancing the site's development capacity. Previously, the property had preliminary plans for a 3-storey, 6-unit row townhouse project, with each unit designed at approximately 2,200 sq. ft. including a garage. Situated in a rapidly evolving neighborhood. Concept images of the original townhouse design are available upon request. Additionally, assembly with the neighboring property creates the potential for a 54-72 unit apartment development, substantially increasing overall project scale and value. Acquiring both parcels together represents a significant value-add opportunity for developers and investors. (The interior needs a substantial update, the exterior appears to be in reasonable condition). Renovation potential, rental potential, value-add opportunity, ready for your vision. (id:6769)

**Hank Prebushewski**

Coldwell Banker Executives Realty

Phone: (250) 308-4337



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