

## 3708 25TH Avenue Vernon British Columbia

City of Vernon

**\$749,000**

2  
A3.3  
FRONT PERSPECTIVE  
12" = 1'-0"

**LAKE MONSTER STUDIO**  
ARCHITECTURE + DESIGN  
3004 29 ST, Vernon, BC V1T 5A7 778.506.4567

PERSPECTIVE VIEWS

A3.3

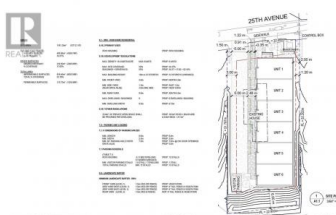
3708 6-PLEX



PERSPECTIVE VIEWS  
A3.4



COVER SHEET  
A3.1



SITE PLAN  
A1.1



MAIN FLOOR PLAN  
A2.1



SECOND FLOOR PLAN  
A2.2



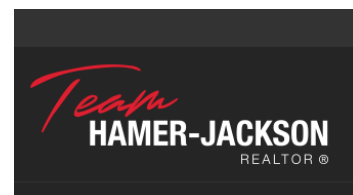
THIRD FLOOR PLAN  
A2.3

A rare and exciting development opportunity in a prime location! This lot offers incredible potential with zoning recently upgraded from RM1 (Row Housing Residential) to MUM (Multi-Unit: Medium Scale), allowing for greater density and up to 15 meters in height. Previously, preliminary plans were in place for a 3-storey, 6-unit row townhouse project, each offering 2,200 square feet, including a garage. With the new zoning, a condo building with ground-floor parking could now be considered, offering even more possibilities for future development. The Development Permit (DP) and Development Variance Permit (DVP) have expired, so a buyer will need to conduct due diligence with the City of Vernon to develop their own concept, but this is a fantastic investment opportunity with immense potential. Don't miss out on the chance to develop in this rapidly evolving area. (Photos of the original townhouse concept provided for reference.) (id:6769)

**Hank Prebushewski**

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