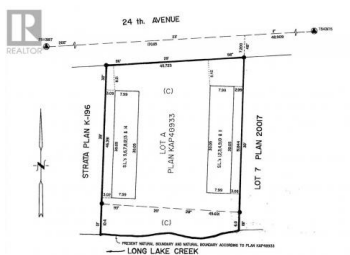




## 3710-3712 24 Avenue Vernon British Columbia

City of Vernon

# \$3,100,000



14 separately titled strata properties in 2 separate and twin buildings each of 7 units. Terrific opportunity for a private investor, or a fabulous opportunity for a charity or non profit organization looking for multiple units in a single location. Currently fully occupied and rented. Each of the 14 units is individually owned and presently 1 owner can negotiate and sign for all units. At this time the Seller will not entertain sales of single individual units but may consider selling just one of the buildings, or the sale of a "block" of units. As each unit has separate rental amounts, strata fees, taxes etc providing 1 statement is difficult and we are still waiting on some information to provide a complete pro-forma, balance sheet and income statement. Good location, property is flat, fully useable, has creek at the rear, on the bus route and convenient to all that Vernon has to offer. The present Vernon vacancy and rental market is quite healthy and still is a bit of a "landlord's market". Each building consists of 4 near identical 2 bedroom and 1 bath 712 sq ft ground floor units and 3 upper level 2 or 3 bedroom units averaging approximately 820 sq ft for approx. 5300 sq ft of living area per building. More info on our web site but call for more info or to arrange a viewing. (id:6769)

**Don Defeo**

RE/MAX Vernon

Phone: (250) 558-8762

<http://www.vernonrealestate.com/>



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