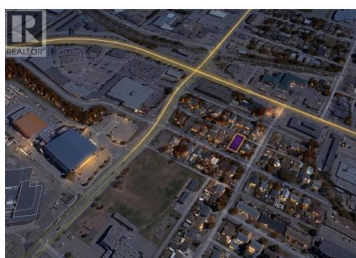




## 4203 34 Street Vernon British Columbia

Alexis Park

**\$399,000**



Exceptional infill development opportunity in a convenient central Vernon location, offered at a price below the current City-assessed value. Situated on a 50' x 125' lot (approximately 6,250 sq. ft.), this property features MUS (Multi-Unit Small Scale) zoning, providing flexibility for a range of small-scale multi-unit residential development options up to three storeys. With potential to develop a 4-plex, this centrally located property presents an attractive opportunity for builders, developers, and investors looking for redevelopment potential at a competitive price point below assessed value. The location offers excellent everyday convenience within a well-established and highly walkable neighbourhood. Safeway, Alexis Park Elementary, Kal Tire Place, shopping, services, and the new recreation centre currently under construction are all nearby. Whether you are looking to develop in the near term or secure a centrally located property with future redevelopment potential, this site offers an attractive combination of flexible zoning, multi-unit potential, central location, and compelling land value. An excellent opportunity to secure a potential multi-unit development property in the heart of Vernon at an attractive price. ""Value is primarily in the land and redevelopment potential"" (id:6769)



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