



6699 Scott Road Vernon British Columbia

Bella Vista

\$999,000



RARE OPPORTUNITY WITH INCOME & FUTURE DEVELOPMENT POTENTIAL (<1km to Kin Beach) 6699 Scott Road presents a unique opportunity offering holding income and future redevelopment potential. This 0.32-acre (1,295 m²) property is currently configured with multiple self-contained living areas and is fully tenanted, with tenants contributing to utilities. Zoned MUS (Multi-Unit Small Scale), the property supports a range of small-scale multi-unit housing forms. Based on current density guidelines (up to 60 units per hectare), preliminary analysis suggests potential for approximately 6-7 units, subject to City of Vernon approvals. City-based documentation indicates sanitary sewer capacity for a potential 7-unit development under current modeling. Buyers to verify servicing requirements, elevations, and development feasibility. Ideally located in Vernon, within close proximity to Okanagan Landing and less than 1km to Kin Beach. Investor package including rent roll, pro forma, zoning summary, and servicing information available upon request. Buyer to verify all financials and tenancy arrangements. (id:6769)

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