



2214 32 Street Vernon British Columbia

\$460,000

DEVELOPERS ALERT! Are you looking to build a strata or Rental Housing near the heart of Downtown Vernon - Easily accessible from Highway 97. Half an hour from UBCO and the Kelowna Airport. Across the street from the Vernon Jubilee Hospital. Walking distance to Polson Park and downtown Vernon. Look no further! The house is a knock down and the area is prime for densification. The lot is flat and zoned MUM, Multi -Unit-Medium Scale. This is the perfect place to build a fourplex, or a sixplex. MUM zoning is intended to allow for a range of small to medium scale housing development up to 4 Storeys in Height, in the form of low-rise Single Stair Egress Apartment Buildings, Apartment Housing, Stacked Townhouses, and Townhouses and multi-unit housing in developing and redeveloping areas. This lot is easily accessible, with public transit nearby, and within walking distance of downtown Vernon. It is a great building lot because it is on a corner with laneway access, there is 100 ft of frontage on 23 Ave. south side of the road, 50 ft of frontage on Highway 97 (32 street) West side of 32 street, and 50 ft of frontage on the back alley way. Located only 30 minutes from the Kelowna International Airport . Don't miss out on this great development opportunity. This area is a prime re-development area of Mission Hill in desirable Vernon BC , with many new homes and infills being built right now, with the encouragement and cooperation of the City of Vernon . (id:6769)

Bedroom 11' x 14'

Bedroom 9' x 10'

3pc Bathroom Measurements not available

Primary Bedroom 9' x 9'

Living room 21' x 13'

Kitchen 11' x 12'

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

<https://www.besso.ca/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.