



## 2705 37 Avenue Vernon British Columbia

\$459,000

Located in one of the recently rezoned commercial areas of Vernon, this home presents an opportunity for first-time buyers or those interested in investment potential. The property features a large (50x100 with two PIDs) fully fenced private yard, offering space for outdoor activities, gardening, or potential redevelopment. Inside, you'll find 2 bedrooms and 1 bathroom, with an additional upstairs area that could easily be used as a third bedroom. Despite its small size, the kitchen and living spaces feel bright and open. With some renovation, it could serve as a starter home or be adapted for commercial use. However, the best long-term value will come from developing the property. Zoning allows for multi-unit housing and various commercial uses, making the property a flexible option for the future. (id:6769)

Loft 18'8" x 15'2"

Laundry room 26'6" x 5'8"

Full bathroom 5' x 9'6"

Bedroom 8'6" x 9'6"

Primary Bedroom 9' x 9'6"

Living room 12' x 15'

Kitchen 11' x 15'

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://robinbaycroft.com/>

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