



3208 35 Street Vernon British Columbia

\$499,900

First time Buyer/Professional Office/Investor opportunity!! Commercial Mixed Use (CMUN) zoning allows for multiple Commercial and Residential uses from Offices to Health Care, Sales Centres to Child Care Services, Multiunit Housing and Mixed Use Housing. Choose the residential use with 2 bedrooms 1 bathroom on the main and a full unfinished basement with 2nd 3 piece bathroom there is plenty of space to add your own value and accommodate a young growing family. The kitchen has updated Oak cabinets with Stainless Steel appliances and leads to a large accommodating backyard sundeck and private fenced yard space. Double tandem carport accommodates 2 cars and yet there is still a detached workshop space with 220 volt power for at home business or tinkering/hobbies. (id:6769)

Full bathroom Measurements not available

Other 11'8" x 31'3"

Other 12'0" x 20'0"

Full bathroom 7'10" x 6'0"

Bedroom 10'2" x 11'1"

Primary Bedroom 11'2" x 11'4"

Kitchen 14'5" x 12'4"

Living room 14'5" x 15'6"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

<http://johnkristian.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.