



3802 32 Avenue Vernon British Columbia

\$439,000

INVESTMENT ALERT! Exceptional 0.22-acre city lot with lane access in the heart of Vernon, offering character-filled living paired with massive development potential. Zoned MSH (Medium Scale Housing), this high-density parcel allows for Floor Area Ratio (FAR) up to 3.0, unlocking over 28,000 sq ft of buildable floor area for diverse multi-unit housing. The home offers warmth and charm providing immediate holding value, and could generate up to \$2000/month in rental income. Inside, the character-filled main level boasts inviting 9-foot ceilings, sun-filled living spaces, updated windows, and a brand-new electrical panel. The basement expands your usable footprint with a dedicated den and a large built-in hobby workbench. Outside, this large, centrally-located city lot is fully fenced, beautifully landscaped, and exceptionally private. A detached garage provides secure storage, while dedicated RV hookups add ultimate convenience for travelers or extra vehicles. Much of the infrastructure groundwork is already completed including recently updated municipal roads, sidewalks, stable alley access, and critical services are already brought directly to the lot line. Location is unbeatable for future tenants--situated in an evolving residential growth zone just minutes walking distance from downtown Vernon, local boutique shopping, public transit, parks, and the Schubert Centre. This versatile, future-ready property offers true potential. (id:6769)

Other 8' x 7'8"

Foyer 5'6" x 4'

Laundry room 6' x 5'6"

Primary Bedroom 10'8" x 9'

4pc Bathroom 9' x 7'

Living room 14' x 12'

Dining room 6' x 6'

Kitchen 14' x 7'

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

<http://www.davidpusey.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.