



## 6699 Scott Road Vernon British Columbia

\$1,100,000

DEVELOPMENT OPPORTUNITY WITH HOLDING INCOME (<1km to Kin Beach) 6699 Scott Road presents a rare opportunity to secure a Multi-Unit Small Scale (MUS) zoned property with strong holding income and future redevelopment potential. The 0.32-acre (1,295 m<sup>2</sup>) lot 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. The existing property is fully tenanted and generates strong in-place income, with tenants contributing to utilities, providing a solid holding property while planning development. Located less than 1km to Kin Beach and close to Okanagan Landing amenities. Buyer to verify all financials, tenancy arrangements, zoning, servicing, and development potential. Investor package available upon request. (id:6769)

Listing Presented By:



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Oakwyn Realty Okanagan

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

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