



4004 34 Street 104 Vernon British Columbia

\$208,750

Prime Investment Opportunity - Central Location with Unobstructed Views! This 16-unit strata complex presents a unique opportunity for investors following a fire that required all owners and tenants to vacate. Fortunately, a professional restoration company is already managing the cleanup, and trades are lined up to replace the roof and restore the units. All remediation work is fully covered by insurance. While the estimated timeline for full completion and an occupancy permit is 12-18 months, we are seeking investors ready to step in and help bring relief to a displaced owner—while securing a high-value asset in a sought-after location. This one-bedroom, den/office, one-bathroom home offering a cozy and efficient layout with a private patio and in-suite laundry, making it a great option for future rental income or personal use. The property is situated in a high-demand area with an unbeatable central location and unobstructed views, ensuring strong long-term value and investment potential. Once the occupancy permit is issued, the restored complex is expected to yield excellent appreciation and rental opportunities. More than just a financial investment, this is an opportunity to contribute to rebuilding a community while securing a valuable real estate asset. If you are looking for a project that offers both meaningful impact and long-term returns, now is the time to act. To watch video click 'Audio Tour'! Contact me with questions (id:6769)

Laundry room 4'8" x 7'

Dining room 6'9" x 8'5"

4pc Bathroom 7'1" x 4'11"

Primary Bedroom 10'8" x 13'5"

Living room 14'4" x 12'4"

Kitchen 8'10" x 7'6"

Listing Presented By:



Originally Listed by:
eXp Realty (Kelowna)

<http://www.thebergers.ca/>



Royal

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