



# 1502 32 Avenue Vernon British Columbia

\$616,200

Endless Possibilities in a Prime Location! This versatile property is a golden opportunity for investors, developers, or savvy homebuyers. Main floor boasts a bright and welcoming (unlicensed) 2-bedroom, 1-bath layout, while the fully self-contained 1-bedroom, 1-bath suite below—with its own private entrance and laundry—offers the perfect setup for rental income or multigenerational living. Live upstairs and let the suite help pay the mortgage, or rent out both units and watch the revenue roll in. With MUS zoning (Multi-Unit: Small Scale), there's even more upside for those with a development vision. The location? Simply unbeatable. Just steps to Lakeview Park's brand-new public pool, and with a handy convenience store right across the street, everything you need is at your doorstep. Families will love being within minutes of Silver Star Elementary and Vernon Secondary School, while outdoor enthusiasts will appreciate the spacious lot with raised garden beds, a charming patio area, and plenty of space to unwind or entertain. Bonus: the alley access means ample parking for tenants, guests, or future expansion. Whether you're investing, developing, or first timer—this is the location you've been waiting for. (id:6769)

Bedroom 12'10" x 12'0"

4pc Bathroom 7' x 7'3"

Living room 12'4" x 12'10"

Kitchen 13'3" x 10'11"

Storage 10'11" x 5'8"

Laundry room 10'4" x 7'7"

Laundry room 3' x 3'

Kitchen 15'9" x 12'

Bedroom 11'8" x 10'8"

Primary Bedroom 12'1" x 12'5"

4pc Bathroom 11'8" x 7'6"

Living room 12'8" x 15'5"

Foyer 6'11" x 4'2"

Listing Presented By:



Originally Listed by:

Engel & Volkers Okanagan



Royal

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