



## 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/>



Royal

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