



## 3411 32 Avenue Vernon British Columbia

\$469,000

Ideal location, setup and zoning for this Mixed Use Commercial/Residential (CMUN) with public transit, on street parking, walking distance for seniors and easy access. High visibility and perfect for Health Care Practitioners of all sorts with ramp in place. On the main level is bright and inviting with high ceilings, 4 patient or office spaces, Reception & waiting room, 2 piece bathroom with laundry and a full basement for storage. The 2nd level is set up for residential with 1/2 bedrooms or an office, large living space, full bathroom and galley kitchen. This 2nd level could also be used for commercial/clinic purposes. Each level has separate services for gas and electric, each with it's own gas furnace, central A/C and hot water tanks. There are 3 parking spaces and a backyard space with 6 ft chainlink fencing and a storage shed. (id:6769)

Foyer 13'0" x 7'0"

Primary Bedroom 13'9" x 11'6"

Living room 13'9" x 13'0"

Bedroom 8'6" x 8'0"

4pc Bathroom 7'8" x 5'0"

Kitchen 10'0" x 5'6"

2pc Bathroom 9'0" x 5'0"

Other 10'10" x 10'9"

Other 9'0" x 6'0"

Other 11'8" x 11'6"

Other 15'3" x 14'10"

Other 16'9" x 13'6"

Foyer 11'10" x 9'6"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://johnkristian.ca/>



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:  
sbuck56@gmail.com