



## 3706 24 Avenue Vernon British Columbia

\$995,000

Discover an exceptional opportunity to acquire a prime development property located at 3706 24th Ave in beautiful Vernon, BC. Spanning an expansive 0.48 acres, this waterfront parcel is zoned MUM (Multi-Unit Medium Scale), offering immense potential for visionary developers. With a FAR of 1.25, this property allows for up to 26,000 square feet of multi-family living space, allowing for a thoughtfully designed four-story residential building. Nestled along a creek, the site will offer stunning natural beauty, providing future residents with a tranquil setting. The central location ensures easy access to essential amenities, local parks, schools, and recreational areas, appealing to families and professionals alike. This property represents a chance to contribute to Vernon's growing housing market. With the increasing demand for multi-family units in the area, you can capitalize on the opportunity to deliver much-needed housing while fostering a sense of community. Don't miss out on this incredible waterfront development opportunity--act now, and turn your vision into reality! (id:6769)

Bedroom 10' x 10'

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Full bathroom 12' x 9'

Primary Bedroom 12' x 10'

Living room 16' x 12'

Full bathroom 7' x 4'

Kitchen 12' x 12'

Listing Presented By:



Originally Listed by:  
Macdonald Realty Interior



Royal

**LePage Kelowna**

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BC,

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