



## 3708 25 Avenue Vernon British Columbia

\$550,000

(Holding property with redevelopment potential). This 0.29-acre rectangular lot—measuring 74.88 feet wide by 170 feet deep (12,831 sq. ft.)—offers exceptional redevelopment potential following a recent rezoning to MUM (Multi-Unit: Medium Scale). The new zoning permits increased density and building heights up to 15 meters, significantly enhancing the site's development capacity. Previously, the property had preliminary plans for a 3-storey, 6-unit row townhouse project, with each unit designed at approximately 2,200 sq. ft. including a garage. Situated in a rapidly evolving neighborhood. Concept images of the original townhouse design are available upon request. Additionally, assembly with the neighboring property creates the potential for a 54-72 unit apartment development, substantially increasing overall project scale and value. Acquiring both parcels together represents a significant value-add opportunity for developers and investors. (The interior needs a substantial update, the exterior appears to be in reasonable condition). Renovation potential, rental potential, value-add opportunity, ready for your vision. (id:6769)

Foyer 10'1" x 8'1"

Bedroom 10'1" x 10'1"

Bedroom 10'1" x 13'4"

Unfinished Room 38'8" x 28'7"

Other 21'7" x 18'7"

Foyer 5'5" x 15'6"

Living room 15'6" x 16'7"

Bedroom 13'1" x 13'10"

Full bathroom 7'3" x 9'3"

Foyer 8'9" x 3'1"

Partial bathroom 9'3" x 7'3"

Primary Bedroom 15'5" x 13'1"

Dining room 15'4" x 7'4"

Kitchen 10'9" x 15'7"

Living room 16'7" x 15'6"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty



Royal

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