



# 3710 25 Avenue Vernon British Columbia

\$995,000

Exceptional Multifamily Investment Opportunity in Prime Vernon Location. Discover the potential of this income-generating four-plex situated on a spacious 0.29 acre lot in a highly convenient location. Whether you're expanding your real estate portfolio or stepping into multifamily investing, this property offers incredible value, versatility & potential. The building features four separate units with a shared front and rear entry, central hallway, and common laundry area. Three of the units offer three bedrooms, while the fourth unit has two bedrooms -- all with functional layouts, including galley kitchens with dining areas, generous living rooms, and primary bedrooms featuring 2-piece ensuites. Outside, the partially fenced and treed backyard provides privacy and shade, while the ample front parking area has potential to accommodate RV or boat parking -- a rare and desirable feature. Just steps away from community recreation, shopping, transit, and all the amenities Vernon has to offer, this property presents an attractive opportunity with potential of a 6%+ cap rate, whether you're looking to renovate, rent, or hold a multi-unit residential building in a central, high-demand area. Don't miss out -- book your private viewing today! (id:6769)

Bedroom 11'6" x 8'7"

Laundry room 5'1" x 9'2"

Storage 7'8" x 3'7"

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

2pc Ensuite bath 6'9" x 3'1"

Primary Bedroom 11'6" x 15'9"

Kitchen 9'9" x 13'5"

Living room 11'10" x 17'4"

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

2pc Ensuite bath 7'2" x 3'1"

Bedroom 9'3" x 12'5"

Bedroom 11'8" x 8'7"

Primary Bedroom 11'8" x 15'9"

Kitchen 9'7" x 13'5"

Living room 17'4" x 12'0"

Storage 8'0" x 4'6"

Kitchen 9'9" x 13'5"

Living room 11'6" x 17'4"

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

Listing Presented By:



Originally Listed by:

RE/MAX Vernon Salt Fowler

<http://www.saltfowler.com/>



Royal

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