



## 4007 30 Avenue Vernon British Columbia

\$699,000

Land Assembly: Easy access property with multi unit development potential, close to downtown and recreation. The preference is to sell this property in conjunction with 4009 30 Avenue, Vernon BC V1T 2G2 PID 011-339-705 MLS 10343448, and 4005 30 Avenue, Vernon BC V1T 2G2 PID 010-739-386 MLS 10343394. The value is in the land, and not the buildings. City zoning currently allows for 15-18 units, depending on setbacks, when all 3 properties are combined. (id:6769)

Utility room 31'9" x 11'0"

Storage 20'4" x 11'0"

Full bathroom 8'4" x 3'3"

Kitchen 8'0" x 7'0"

Bedroom 9'6" x 10'0"

Bedroom 11'6" x 10'4"

Full bathroom 7'6" x 6'4"

Great room 20'4" x 11'0"

Bedroom 11'8" x 11'6"

Foyer 22'0" x 4'6"

Primary Bedroom 10'10" x 11'5"

Kitchen 15'7" x 9'2"

Living room 16'0" x 13'0"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

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



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.