



## 4007 30 Avenue Vernon British Columbia

\$728,000

Land assembly opportunity at 4005 and 4007 30 Avenue, Vernon, BC. Two lots sold together, as-is, where-is, creating an approx. 0.51 acre / 22,200 sq. ft. site with approx. 181 ft of frontage on 30 Avenue. This site is best suited for buyers looking to unlock underutilized land and pursue future density in a city that needs more housing. Current MUM zoning allows up to 4 storeys / 18 m and 1.25 FAR, but the stronger opportunity may be a future rezoning application. In the right Urban Neighbourhood context, the site may support consideration of increased density and up to 6 storeys, subject to City review, servicing, parking, rezoning, and approvals. Current zoning suggests approx. 27,750 sq. ft. of buildable area, while a 3.0 FAR rezoning scenario could suggest approx. 66,600 sq. ft. For developers, this is your chance to pursue a purpose-built rental, multi-unit, or higher-density housing project that aligns with Vernon's long-term growth plans and the need for more housing options for workers, renters, downsizers, seniors, and changing household needs. Development brief available upon request. All details must be independently verified by the buyer. (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:  
eXp Realty (Kelowna)

<https://www.sellingkelownarealestate.com/>



Royal

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