



6699 Scott Road Vernon British Columbia

\$949,000

INCOME TODAY. DEVELOPMENT POTENTIAL TOMORROW. 6699 Scott Road offers a combination of strong rental income and future redevelopment potential in one of Vernon's growing neighbourhoods. Currently generating approximately \$75,338 per year in gross rental income, the property is fully tenanted and configured with multiple self-contained living areas, providing immediate cash flow while future plans are explored. Tenants contribute toward utilities. Buyers should verify all income, expenses, and tenancy arrangements. Situated on a 0.32-acre (1,295 m²) lot and zoned MUS (Multi-Unit Small Scale), the property offers long-term upside beyond its current income stream. Based on current density allowances, preliminary analysis suggests potential for approximately 6-7 units, subject to City of Vernon approvals. Buyers should complete their own due diligence regarding servicing, development requirements, and approvals. Located less than 1 km from Kin Beach and close to Okanagan Landing amenities, schools, parks, and transit, the property benefits from a location attractive to both tenants and future residents. Whether you are looking for a cash-flowing investment, a holding property with future upside, or a redevelopment opportunity, 6699 Scott Road offers income today with potential for tomorrow. Investor package including rent roll, pro forma, zoning summary, and servicing information available upon request. (id:6769)

Listing Presented By:



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