



## 2201 34 Street Vernon British Columbia

\$447,000

Welcome to 2201 34 Street -- a prime investment opportunity in a central location. This solid 2-bedroom plus den rancher sits on a 50x100 corner lot and is zoned MUM (Multi-Unit Medium Scale), permitting redevelopment of up to 4 storeys. The property offers great holding value with updates including a new furnace (2008) and hot water tank (2025). A 12' x 12' insulated workshop adds additional utility. The fully fenced yard is private, featuring mature trees (plum and walnut) with room for a garden, and there is convenient alley access at the rear. Located close to bus stops, shopping, dining, the hospital and other amenities, this property provides excellent potential for future development while generating rental or personal-use income in the meantime. A smart choice for the savvy investor. (id:6769)

Other 10' x 12'

Laundry room 5' x 3'

Den 8'5" x 9'3"

Bedroom 11'3" x 9'6"

Full bathroom 7'9" x 6'

Primary Bedroom 11'5" x 9'9"

Living room 11'3" x 15'11"

Kitchen 10' x 10'11"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://www.dawntaylor.ca/>



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