



3708 25 Avenue Vernon British Columbia

\$599,000

This 0.29-acre rectangular lot--measuring 74.88 feet wide by 170 feet deep (12,831 square feet)--offers outstanding potential following a recent zoning change to MUM (Multi-Unit: Medium Scale). This new designation allows for increased density and building heights up to 15 meters. Previously, the property had preliminary plans for a 3-storey, 6-unit row townhouse project, with each unit offering 2,200 square feet including a garage. However, with the updated zoning, a 12-unit condominium building with ground-floor or underground parking is now a viable option--unlocking even greater value. The lot features a gentle front-to-back slope, making underground parking both feasible and cost-effective while optimizing the buildable height. Located in a rapidly evolving neighborhood, this is a rare opportunity to capitalize on Vernon's growing demand for multi-family housing. Photos of the original townhouse concept are available upon request. (id:6769)

Foyer 10'1" x 8'1"	Bedroom 13'1" x 13'10"
Bedroom 10'1" x 10'1"	Full bathroom 7'3" x 9'3"
Bedroom 10'1" x 13'4"	Foyer 8'9" x 3'1"
Unfinished Room 38'8" x 28'7"	Partial bathroom 9'3" x 7'3"
Other 20'9" x 25'1"	Primary Bedroom 15'5" x 13'1"
Other 21'7" x 18'7"	Dining room 15'4" x 7'4"
Foyer 5'5" x 15'6"	Kitchen 10'9" x 15'7"
Living room 15'6" x 16'7"	Living room 16'7" x 15'6"

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244
tammykozari@gmail.com

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