



2 FRONT PERSPECTIVE
A3.3 12" = 1'-0"

LAKEMONSTERSTUDIO
ARCHITECTURE + DESIGN
3004 29 ST, Vernon, BC V1T 5A7 778.506.4567

PERSPECTIVE VIEWS
A3.3

3708 6-PLEX

3708 25TH Avenue Vernon British Columbia

\$629,900

A rare and exciting development opportunity in a prime location! This lot offers incredible potential with zoning recently upgraded from RM1 (Row Housing Residential) to MUM (Multi-Unit: Medium Scale), allowing for greater density and up to 15 meters in height. Previously, preliminary plans were in place for a 3-storey, 6-unit row townhouse project, each offering 2,200 square feet, including a garage. With the new zoning, a condo building with ground-floor parking could now be considered, offering even more possibilities for future development. The Development Permit (DP) and Development Variance Permit (DVP) have expired, so a buyer will need to conduct due diligence with the City of Vernon to develop their own concept, but this is a fantastic investment opportunity with immense potential. Don't miss out on the chance to develop in this rapidly evolving area. (Photos of the original townhouse concept provided for reference.) (id:6769)

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

ROYAL LEPAGE
Locations West Realty

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