



4309 22 Street Vernon British Columbia

\$750,000

Attention developers and builders! Here's your chance to capitalize on an exceptional opportunity with this 7200 square foot lot boasting MUS zoning. Nestled in a sought-after neighborhood, this property presents a lucrative investment prospect with immense potential for redevelopment. Zoning allows for the construction of 4 units, providing a solid foundation for development opportunities. Stay ahead of the curve with the possibility of more units when the new BC Govt regulations come into full effect, maximizing the return on your investment. This properties prime location offers easy access and walking distance to amenities, transportation & schools, making it an attractive choice for prospective homeowners or tenants. The existing 1955 home, in need of updating, offers a solid base with 5 bedrooms and 2 bathrooms. While the value lies primarily in the land for redevelopment, the current home presents a potential revenue stream during the planning and permitting stages. Enhancing the property is a detached garage with a workshop area or as a garden shed. Enjoy the charm of raised gardens in the backyard, providing a tranquil retreat or potential green space for future residents. Unlock the full potential of this property and capitalize on the burgeoning demand for housing in this desirable area. Whether you're looking to build multi-family units, explore alternative development options or update the existing home, this is a rare opportunity not to be missed, as is where is (id:6769)

- Bedroom 13'9" x 12'9"
- 3pc Bathroom 7'2" x 12'9"
- Recreation room 21'4" x 12'7"
- Storage 10'6" x 12'9"
- Laundry room 13'11" x 12'2"
- Bedroom 11'11" x 12'2"
- Mud room 6'8" x 7'8"
- 4pc Bathroom 9'7" x 7'2"
- Bedroom 8'3" x 10'10"
- Bedroom 9'5" x 8'7"
- Primary Bedroom 11'3" x 12'2"
- Dining room 12'1" x 12'11"
- Kitchen 14'9" x 12'11"
- Living room 17'7" x 13'7"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon Salt Fowler

<http://www.saltfowler.com/>



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