



## 4702 20 Street Vernon British Columbia

\$1,695,000

Prime Redevelopment & Investment Opportunity! Discover the exceptional potential of this expansive 0.83-acre property located in one of the area's most sought-after, high-growth neighborhoods. Zoned MSH (Medium Scale Housing), this property is perfectly positioned for multi-family development, townhomes, row housing, fourplex or sixplex builds (buyer to verify), making it an ideal investment for builders, developers, and long-term strategic investors. The property currently features a well-maintained 6-bedroom, 3-bathroom home with numerous updates, move-in ready, and generating immediate rental income. Five rooms are presently rented month-to-month, providing a steady cash flow while you navigate planning, design, zoning, and development approvals. An accessory outbuilding offers storage and functionality for contractors, hobbyists, or equipment, and there is ample parking for RVs, boats, and recreational vehicles. This generational investment is set in a walkable, family-friendly area, just minutes to shopping centers, schools, transit routes, parks, and recreation. This redevelopment parcel availability is a rare opportunity to secure a high-value land holding with future appreciation upside. Whether you choose to redevelop now, phase construction, or hold for long-term capital growth, this property delivers extraordinary versatility and lasting value. (id:6769)

Foyer 5'10" x 14'9"

Bedroom 13'5" x 23'8"

Bedroom 13'5" x 11'9"

Storage 6'10" x 6'0"

Utility room 7'5" x 6'3"

Bedroom 14'0" x 10'1"

Living room 14'0" x 11'10"

Storage 17'11" x 6'0"

Kitchen 16'7" x 8'7"

Laundry room

4pc Bathroom 7'0" x 8'6"

Dining room 15'9" x 9'10"

Living room 15'9" x 13'5"

Kitchen 13'1" x 17'6"

Foyer 8'9" x 6'0"

Bedroom 10'0" x 11'5"

Primary Bedroom 11'6" x 11'5"

3pc Ensuite bath 8'1" x 7'11"

Bedroom 8'11" x 8'0"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<https://www.realtor.ca/agent/2197523/edmer-gatchalian-5603-27th-street-vernon-br>

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Locations West Realty

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