



## Lot 1 39A Street Vernon British Columbia

\$350,000

Rare 3,351 SF property with duplex redevelopment potential. This residential corner lot is zoned MSH - medium scale housing (max FAR 3.0) which would allow further densification of the property. This is a quiet and secluded area surrounded by single family homes and multi-family complexes, just west of Vernon's downtown core. The property is located one block north of 30 Ave, one of the area's main east-west arterial routes. Preliminary plans for a single storey duplex include Unit A, on the west portion of the property, would have 644 SF on the main level with a 252 SF garage and Unit B, on the east portion of the property, would have 632 SF on the main level with a 252 SF garage. Both hydro and city utilities are at the lot line. (id:6769)

Listing Presented By:



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