

FOR SALE

DUPLEX REDEVELOPMENT PROPERTY

3033 - 39A Street
Vernon, BC



Kris McLaughlin Personal Real Estate Corporation
RE/MAX Commercial - RE/MAX Kelowna
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*The Commercial
Real Estate Experts*



Property Details

Civic Address:

3033 - 39A Street, Vernon, BC

Legal Description:

Lot 1 Plan KAP4160 District Lot 71 ODYD Except
Plan EPP134399

PID:

010-610-472

Location:

Located on the north side of 39A Street off of 30th
Avenue just west of Downtown Vernon

Lot Size:

±3,351 SF

Zoning:

MSH - Medium Scale Housing

Sale Price:

\$350,000 + GST

Duplex Redevelopment Property in Downtown Vernon

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents this opportunity to purchase a residential lot with potential to redevelop as a duplex property

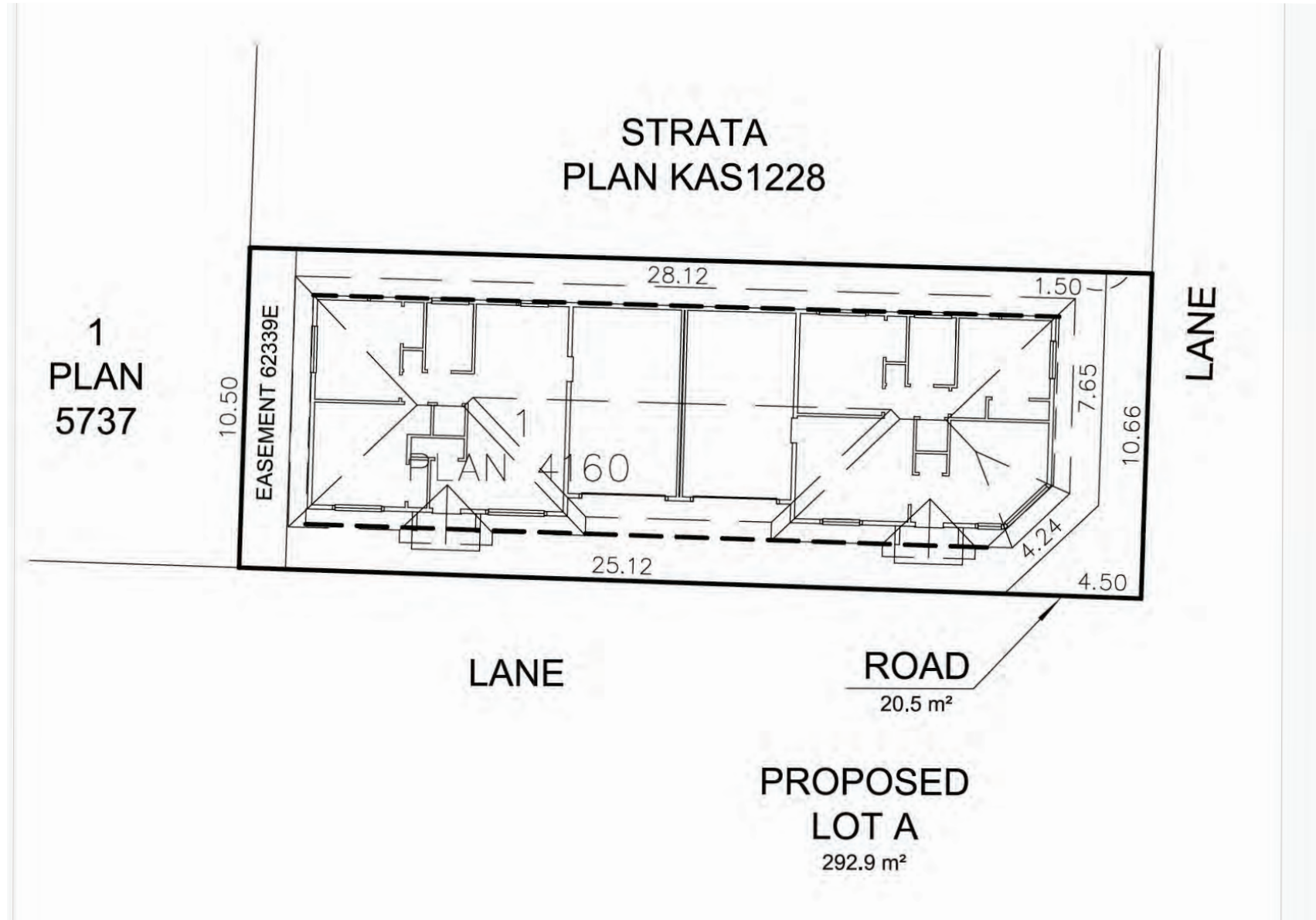
Features:

Residential property of .077 acres located just west of Vernon's Downtown Core

- ▶ Flat property totaling 3,351 SF with hydro and city utilities at the lot line
- ▶ Very quiet and secluded area surrounded by single family homes and multi-family complexes
- ▶ Zoned MSH - Medium Scale Housing with a FAR of 3.0 which would allow for further densification on the property
- ▶ Preliminary plans for a single storey duplex, with two units totaling 1,276 SF plus two garages of 252 SF each
- ▶ Property currently has a garage on it
- ▶ For more information or to arrange a tour of this yard space contact Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com



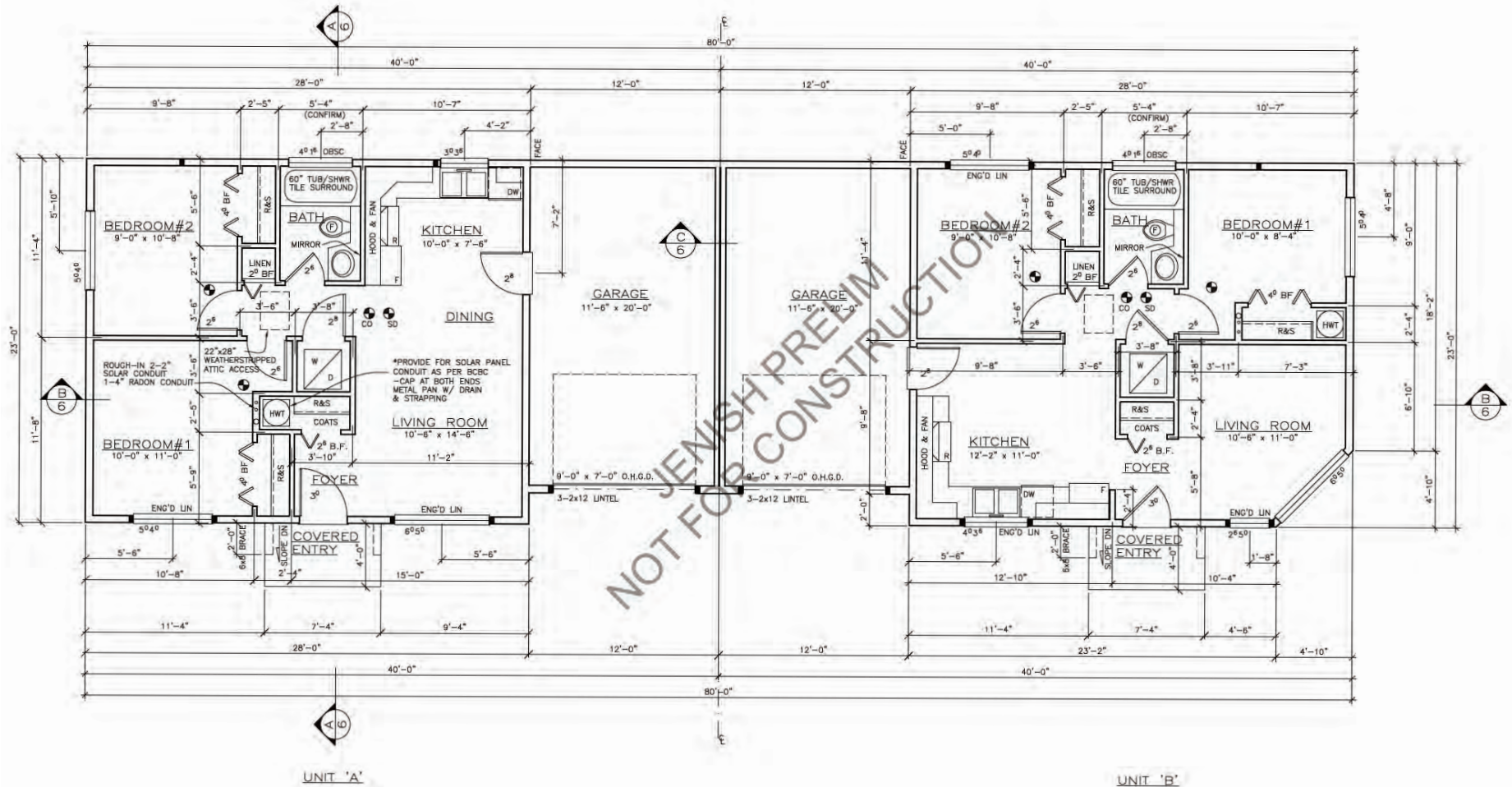
Site Plan



Potential Duplex Front Elevation



Potential Duplex Floor Plans



MAIN FLOOR PLAN

UNIT 'A' AREA = 644 SQ. FT.
 UNIT 'A' GARAGE AREA = 252 SQ. FT.
 UNIT 'B' AREA = 632 SQ. FT.
 UNIT 'B' GARAGE AREA = 252 SQ. FT.

9'-0 3/4" CEILING HEIGHT

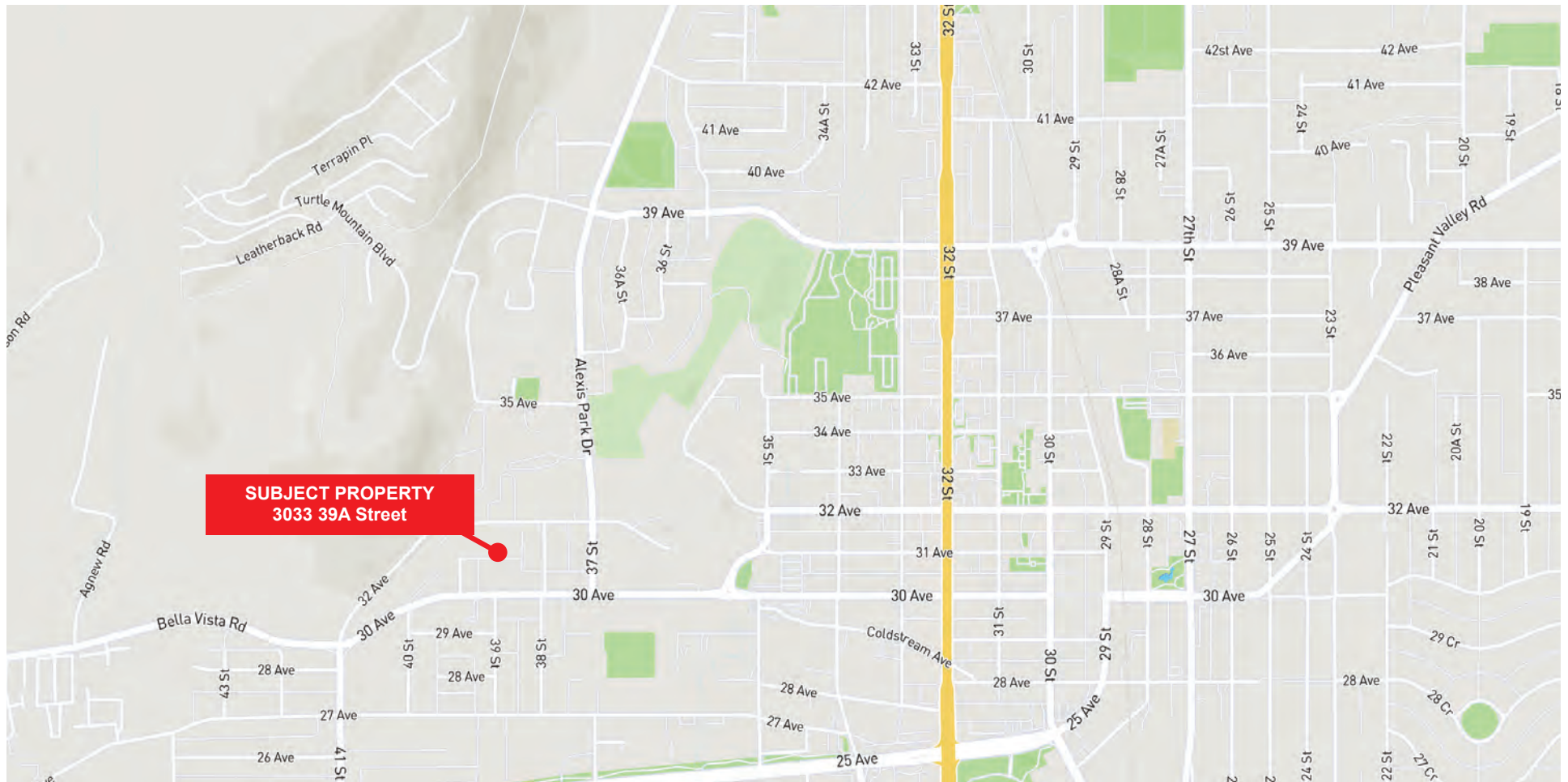
*CONFIRM THE SIZES OF ALL FIXTURES AND APPLIANCE WITH FRAMING AND OPENINGS

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Property Photos



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