

# \$295,000 - 4004 34 Street Unit# 208, Vernon

MLS® #10335034

**\$295,000**

2 Bedroom, 1.00 Bathroom, 926 sqft

Single Family on 1.00 Acres

Crown Victoria, Vernon, British Columbia

Prime Investment Opportunity – Central Location with Unobstructed Views! This 16-unit strata complex presents a unique opportunity for investors following a fire that required all owners and tenants to vacate. Fortunately, a professional restoration company is already managing the cleanup, and trades are lined up to replace the roof and restore the units. All remediation work is fully covered by insurance. While the estimated timeline for full completion and an occupancy permit is 12-18 months, we are seeking investors ready to step in and help bring relief to a displaced owner – while securing a high-value asset in a sought-after location. The largest unit in the building features a two-bedroom, one-bathroom home offering a cozy and efficient layout with a covered deck and in-suite laundry, making it a great option for future rental income or personal use. The property is situated in a high-demand area with an unbeatable central location and unobstructed views, ensuring strong long-term value and investment potential. Once the occupancy permit is issued, the restored complex is expected to yield excellent appreciation and rental opportunities. More than just a financial investment, this is an opportunity to contribute to rebuilding a community while securing a valuable real estate asset. If you are looking for a project that offers both meaningful impact and long-term returns, now is the time to act. To watch video click 'Audio Tour'! Contact me with questions (id:6289)



Built in 1981

## Essential Information

Listing #	10335034
Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Square Footage	926
Acres	1.00
Year Built	1981
Type	Single Family
Sub-Type	Strata

## Community Information

Address	4004 34 Street Unit# 208
Subdivision	Crown Victoria
City	Vernon
Province	British Columbia
Postal Code	V1T5Y2

## Amenities

Amenities	Recreation, Shopping
Features	One Balcony
Parking Spaces	1
View	City view, View (panoramic)

## Interior

Appliances	Refrigerator, Dishwasher, Range - Electric
Heating	Electric Baseboard heaters
Cooling	Wall unit
# of Stories	1

## Exterior

Roof	Asphalt shingle
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## Additional Information

Zoning	Unknown
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## Listing Details

Listing Office	eXp Realty (Kelowna)
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