

\$1,800,000 - 2003 37 Avenue, Vernon

MLS® #10346447

\$1,800,000

0 Bedroom, 0.00 Bathroom, 5,569 sqft

Multi-family on 0.49 Acres

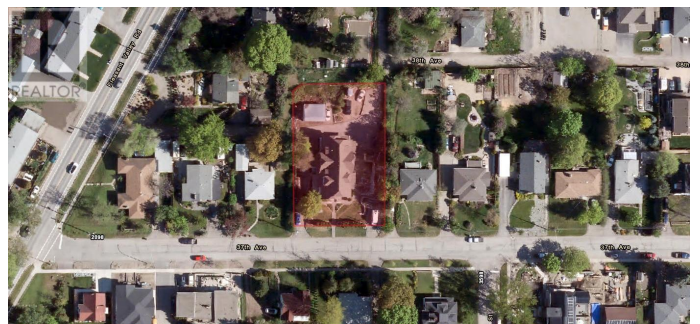
East Hill, Vernon, British Columbia

Rare re-development acquisition opportunity for just under half an acre of multi-unit zoned residential development land. One of the few redevelopment sites ever offered on the East Hill in Vernon. Excellent location, close to town, this rectangular 120 by 182-foot, 0.49-acre, 21,344 SF site with 117 ft of frontage comes improved with a 5,569 square foot, 2-storey, 8-suite, multifamily apartment building that produces good holding income with a suite mix of Five (5) 1-bedroom suites and three (3) studios. The new MUS - Multi-unit: Small Scale zoning allows for a range of small-scale housing development up to 3 Storeys in Height, including detached, attached, and multi-unit housing on lots under 4,050 square meters (1 acre) Zoning permits up to 24 Dwelling Units per acre which makes the site suitable for 12 Strata Title Units. Property not in Heritage Registry. Foundation is poured concrete encased rock, interior finishes include painted wood panel with wainscot/chair railed areas and a mix of carpet, vinyl, laminate, hardwood & tile flooring. Don't miss this rare opportunity. (id:6289)

Built in 1910

Essential Information

Listing #	10346447
Price	\$1,800,000



Bathrooms	0.00
Square Footage	5,569
Acres	0.49
Year Built	1910
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	2003 37 Avenue
Subdivision	East Hill
City	Vernon
Province	British Columbia
Postal Code	V1T2W9

Amenities

Amenities	Public Transit, Park, Recreation, Schools, Shopping
Features	Private setting, Treed
Parking Spaces	8
Parking	Carport, Rear
# of Garages	1
View	City view, Mountain view

Interior

Heating	Radiant heat, See remarks
# of Stories	2

Exterior

Exterior	Cedar Siding, Wood siding
Exterior Features	Landscaped
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	NAI Commercial Okanagan Ltd.
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Listing information last updated on October 14th, 2025 at 12:16pm MDT