

# \$399,000 - 3411 32 Avenue, Vernon

MLS® #10352514

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,934 sqft

Single Family on 0.11 Acres

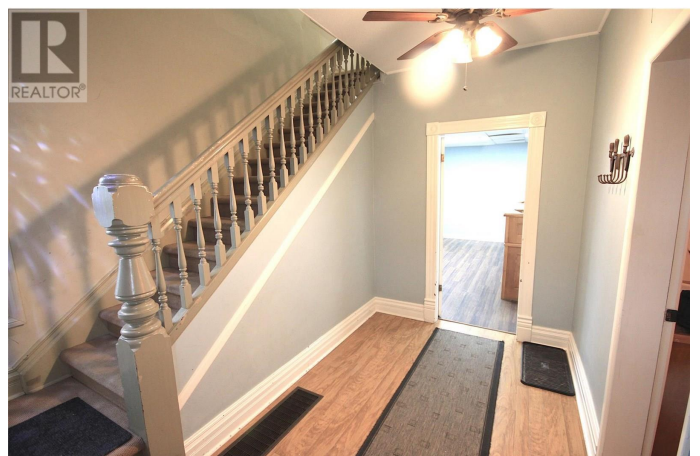
City of Vernon, Vernon, British Columbia

Ideal location, setup and zoning for this Mixed Use Commercial/Residential (CMUN) with public transit, on street parking, walking distance for seniors and easy access. High visibility and perfect for Health Care Practitioners of all sorts with ramp in place. On the main level is bright and inviting with high ceilings, 4 patient or office spaces, Reception & waiting room, 2 piece bathroom with laundry and a full basement for storage. The 2nd level is set up for residential with 1/2 bedrooms or an office, large living space, full bathroom and galley kitchen. This 2nd level could also be used for commercial/clinic purposes. Each level has separate services for gas and electric, each with it's own gas furnace, central A/C and hot water tanks. There are 3 parking spaces and a backyard space with 6 ft chainlink fencing and a storage shed. (id:6289)

Built in 1920

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | 10352514  |
| Price          | \$399,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Half Baths     | 1         |
| Square Footage | 1,934     |
| Acres          | 0.11      |
| Year Built     | 1920      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Freehold      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3411 32 Avenue   |
| Subdivision | City of Vernon   |
| City        | Vernon           |
| Province    | British Columbia |
| Postal Code | V1T2M9           |

### Amenities

|                |                            |
|----------------|----------------------------|
| Features       | Wheelchair access          |
| Parking Spaces | 3                          |
| Parking        | Additional Parking, Street |
| Is Waterfront  | Yes                        |
| Waterfront     | Waterfront on creek        |

### Interior

|              |                          |
|--------------|--------------------------|
| Appliances   | Refrigerator, Oven       |
| Heating      | Forced air, See remarks  |
| Cooling      | Central air conditioning |
| # of Stories | 2                        |

### Exterior

|          |                 |
|----------|-----------------|
| Exterior | Vinyl siding    |
| Roof     | Asphalt shingle |

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

|                |               |
|----------------|---------------|
| Listing Office | RE/MAX Vernon |
|----------------|---------------|



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Listing information last updated on October 14th, 2025 at 11:01am MDT