

FOR SALE

# DUPLEX REDEVELOPMENT OPPORTUNITY

3033 - 39A Street  
Vernon, BC

**Kris McLaughlin Personal Real Estate Corporation**  
RE/MAX Commercial - RE/MAX Kelowna  
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1  
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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

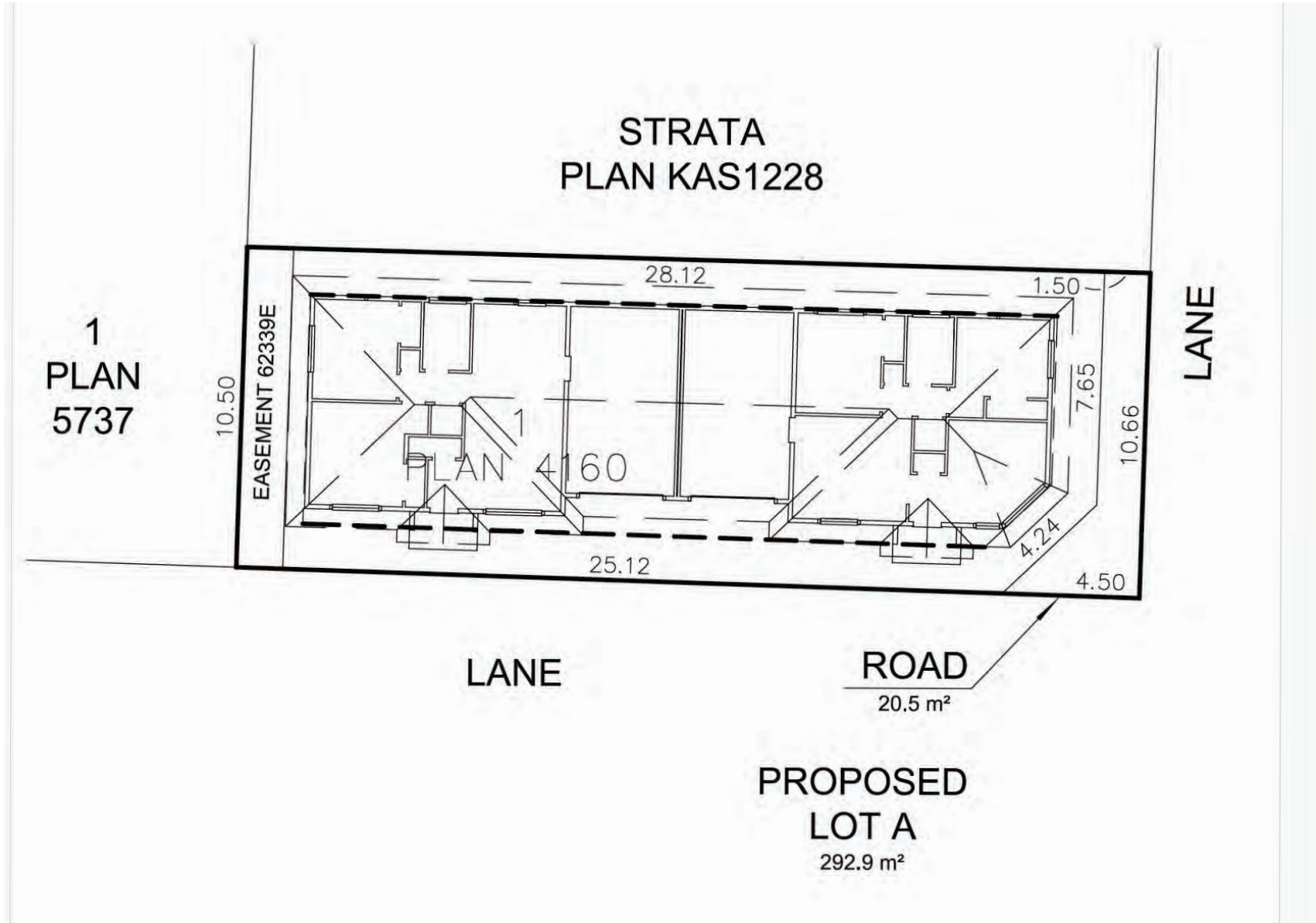
**Features:**

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](mailto:kris@commercialbc.com)



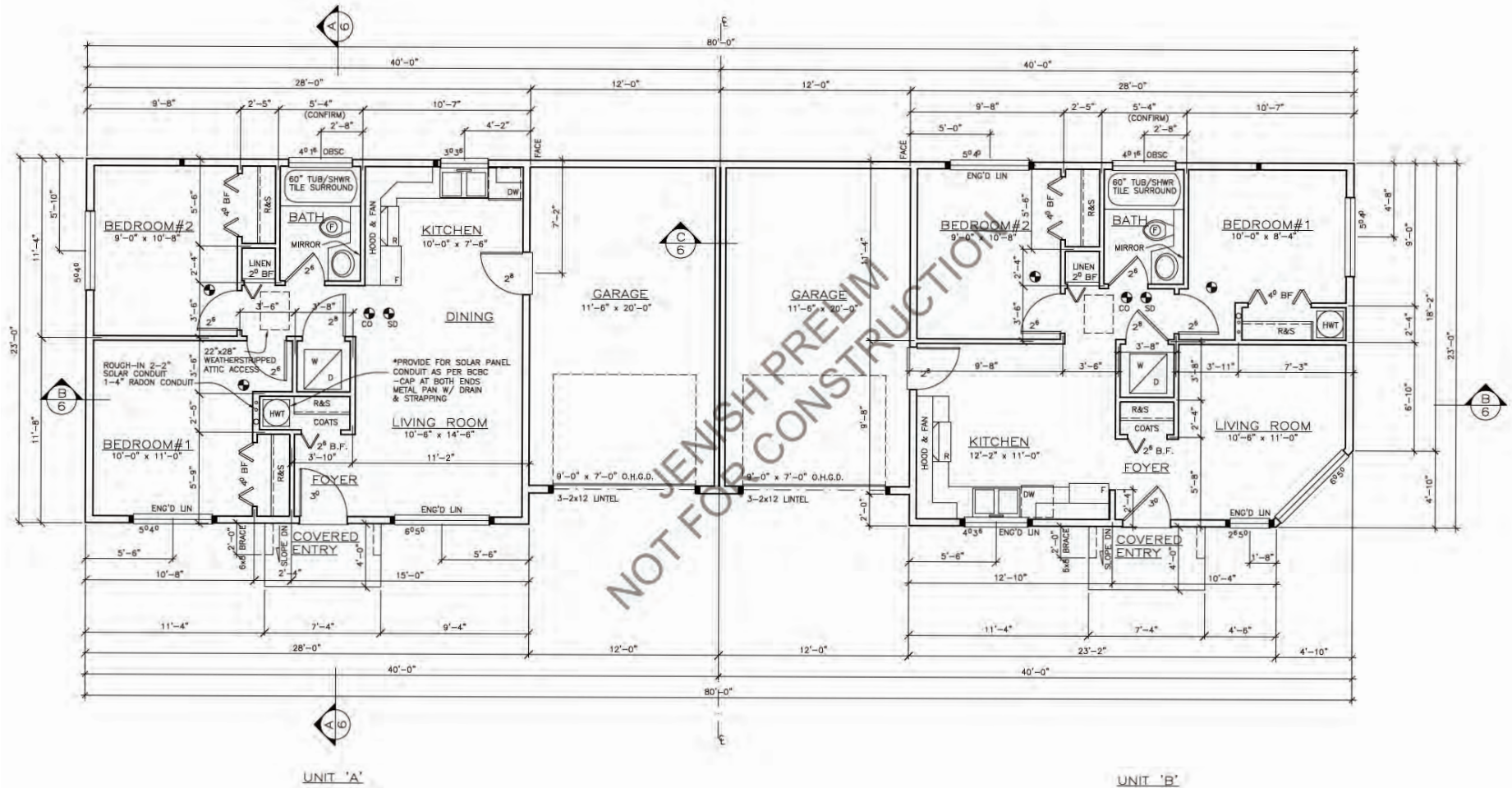
Site Plan



## 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

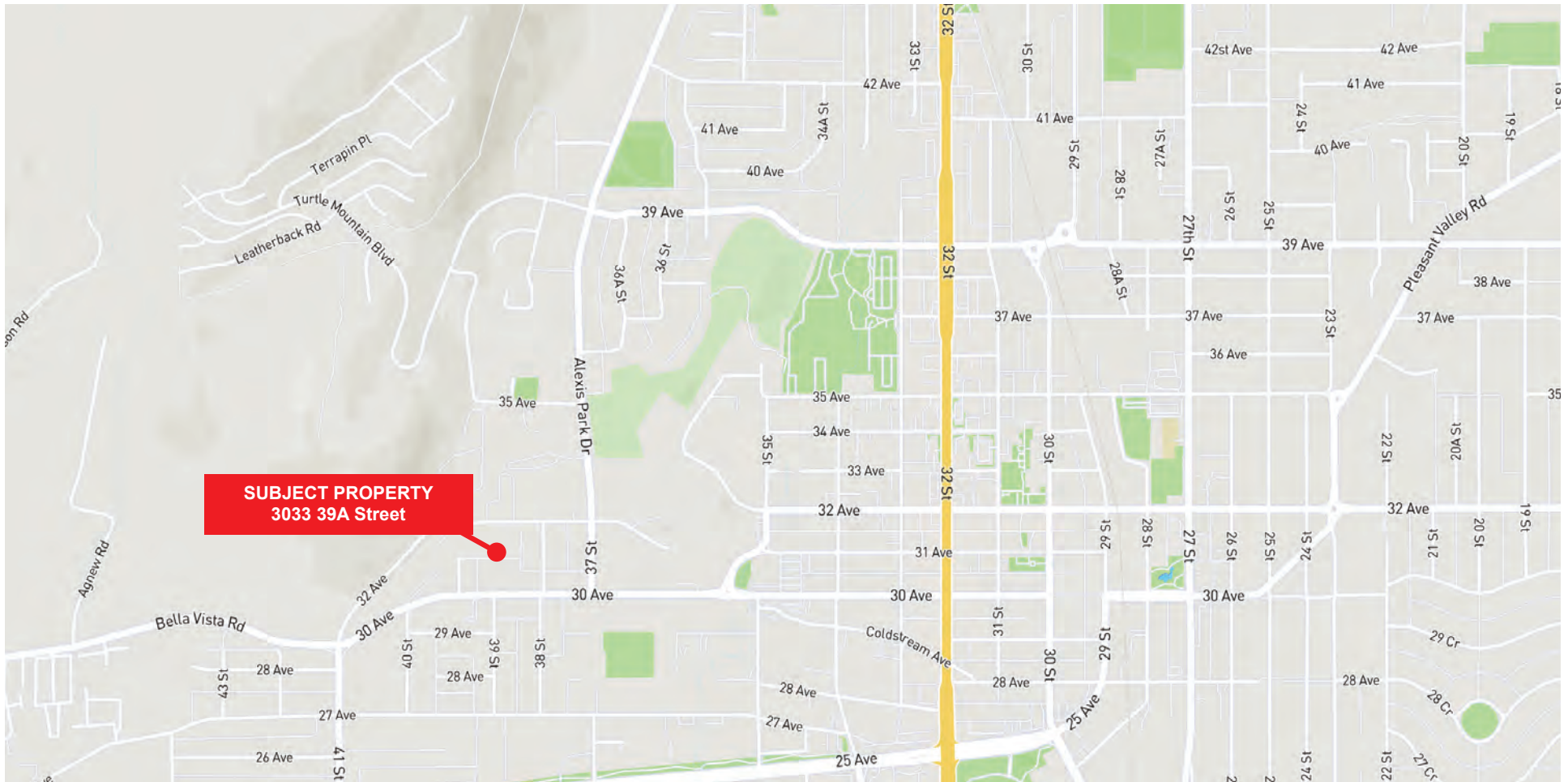
\*CONFIRM THE SIZES OF ALL FIXTURES AND APPLIANCE WITH FRAMING AND OPENINGS

**FOR SALE: 3033 - 39A Street, Vernon, BC**

## Property Photos



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