

# \$974,900 - 3710 25 Avenue, Vernon

MLS® #10359057

## \$974,900

11 Bedroom, 8.00 Bathroom, 5,164 sqft  
Single Family on 0.29 Acres

City of Vernon, Vernon, British Columbia

Exceptional Multifamily Investment Opportunity in Prime Vernon Location. Discover the potential of this income-generating four-plex situated on a spacious 0.29 acre lot in a highly convenient location. Whether you're expanding your real estate portfolio or stepping into multifamily investing, this property offers incredible value, versatility & potential. The building features four separate units with a shared front and rear entry, central hallway, and common laundry area. Three of the units offer three bedrooms, while the fourth unit has two bedrooms – all with functional layouts, including galley kitchens with dining areas, generous living rooms, and primary bedrooms featuring 2-piece ensuites. Outside, the partially fenced and treed backyard provides privacy and shade, while the ample front parking area has potential to accommodate RV or boat parking – a rare and desirable feature. Just steps away from community recreation, shopping, transit, and all the amenities Vernon has to offer, this property presents an attractive opportunity with potential of a 6%+ cap rate, whether you're looking to renovate, rent, or hold a multi-unit residential building in a central, high-demand area. Don't miss out – book your private viewing today! (id:6289)

Built in 1972

## Essential Information



Listing #	10359057
Price	\$974,900
Bedrooms	11
Bathrooms	8.00
Half Baths	4
Square Footage	5,164
Acres	0.29
Year Built	1972
Type	Single Family
Sub-Type	Freehold
Style	Other

### Community Information

Address	3710 25 Avenue
Subdivision	City of Vernon
City	Vernon
Province	British Columbia
Postal Code	V1T1P3

### Amenities

Amenities	Public Transit, Park, Recreation, Schools, Shopping
Parking Spaces	8
View	Valley view, View (panoramic)

### Interior

Appliances	Refrigerator, Range - Electric, Washer & Dryer
Heating	Baseboard heaters, Hot Water
Cooling	Wall unit
# of Stories	2

### Exterior

Exterior	Vinyl siding
Roof	Asphalt shingle

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	RE/MAX Vernon Salt Fowler
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