

# \$650,000 - 3703 28a Street, Vernon

MLS® #10359631

**\$650,000**

0 Bedroom, 0.00 Bathroom,  
Other on 0.10 Acres

City of Vernon, Vernon, British Columbia

Outstanding redevelopment opportunity in Vernon's downtown-adjacent area. This property is zoned CMUB (Commercial Mixed Use: Business), allowing for a wide variety of uses including multi-unit housing, mixed-use residential, office, retail, food and beverage, health services, and more. Notably, the zoning permits Small Scale Multi-Unit Housing on lots under 1,000 m<sup>2</sup>; in this area, providing added flexibility for residential development. With density up to 3.5 FAR and height permitted to 6 storeys, the site offers excellent potential for a medium-scale mixed-use or residential project. The existing structure, approximately 842 sq ft on the main level with 2 bedrooms, 1 bathroom, and a kitchen, is currently used as office space. A full unfinished basement (764 sq ft) provides additional storage, offering holding income or interim usability while development plans are advanced. Positioned in a high-visibility location close to Vernon's downtown core, this property is ideally situated to take advantage of the city's ongoing growth and revitalization. A rare chance to secure a commercially zoned site with strong development upside. Note: Business occupying the property is not for sale. (id:6289)



## Essential Information

Listing # 10359631

|           |           |
|-----------|-----------|
| Price     | \$650,000 |
| Bathrooms | 0.00      |
| Acres     | 0.10      |
| Type      | Other     |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3703 28a Street  |
| Subdivision | City of Vernon   |
| City        | Vernon           |
| Province    | British Columbia |
| Postal Code | V1T5A2           |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 6                                           |
| Parking        | Additional Parking, Other, Rear, RV, Street |

### Interior

|         |                          |
|---------|--------------------------|
| Heating | Forced air               |
| Cooling | Central air conditioning |

### Additional Information

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

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Oakwyn Realty Okanagan |
|----------------|------------------------|



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