

3902
30TH
— AVE —

30TH AVE.

40TH ST.

39TH ST.

**MULTI-FAMILY
DEVELOPMENT SITE FOR SALE
DOWNTOWN VERNON**

STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION
INDUSTRIAL. COMMERCIAL. INVESTMENT REAL ESTATE

3901, 3902, 3904, & 3908 - 30TH AVENUE, VERNON BC - 1.19 ACRES



PROPERTY DETAILS



MUNICIPAL ADDRESS

3901, 3902, 3904, & 3908
30th Avenue, Vernon BC



LEGAL DESCRIPTION

Lot 1 District Lot 71 Osoyoos Division
Yale District Plan EPP20058



PID

029-150-515



SITE SIZE

1.19 Acres



ZONING

RH2



TAXES

\$22,500 (2020)



PRICE

\$3,250,000

THE OPPORTUNITY

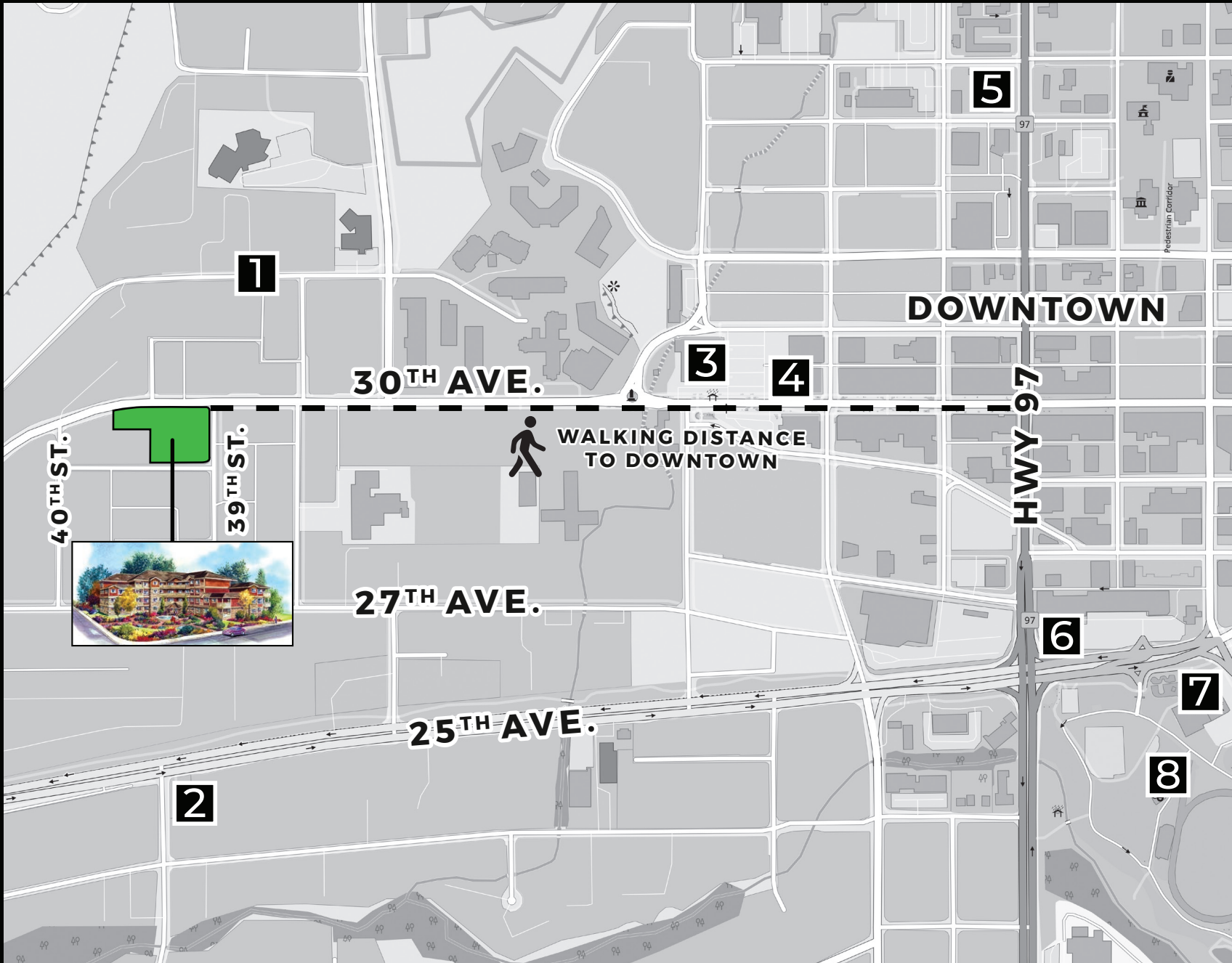
Opportunity to purchase a 1.19 Acre Multi-Family redevelopment site located Downtown Vernon, BC with holding income from the existing single story Garden Apartments. The City of Vernon is open to re-zoning to accommodate 50-70 suites on this site. Located on a transit corridor and walking distance to the heart of downtown Vernon.

PROPOSED BUILDING PLANS

Option for 50 units or 70 units
(City of Vernon open to both)



LOCATION OVERVIEW



1. Charlie's Grocery
2. Happy Days Food Store
3. Fresh Co.
4. Nature's Fare Markets
5. Tim Hortons
6. Earls Kitchen + Bar
7. Vernon Community Arts Centre
8. Polson Park

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CONTACT

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