



FOR SALE

**MIXED-USE DEVELOPMENT
OPPORTUNITY WITH HOLDING INCOME**

2702, 2706, 2800, & 2804 48TH AVENUE | VERNON BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



OVERVIEW

Welcome to an exceptional opportunity to acquire 3.88 acres of prime commercially zoned land, situated on the vibrant corner of 48th Avenue and 27th Street in Vernon, BC. This property showcases tremendous potential for redevelopment, boasting multiple structures that generate rental income from the current tenants. Positioned on a major arterial route, this rare combination of four lots makes it an ideal site for reimagination into multi-family or commercial development. Within minutes from downtown Vernon, the property offers convenient access to an array of amenities including Village Green Mall, restaurants, retail, financial, and medical services, all within walking distance.

PROPERTY DETAILS

MUNICIPAL ADDRESS

2702 48th Avenue
2706 48th Avenue
2800 48th Avenue
2804 48th Avenue
Vernon, BC

 **SITE SIZE**
3.88 Acres | 169,021 SF

 **ZONING**
C5

 **FAR**
2.0

 **LISTING PRICE**
\$9,250,000



| | LOT 1 | LOT 2 | LOT 3 | LOT 4 |
|--------------------------|--------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| CIVIC ADDRESS | 2702 48th Avenue | 2706 48th Avenue | 2800 48th Avenue | 2804 48th Avenue |
| LEGAL DESCRIPTION | Lot B KAP 57080 Section 3 Township 8 | Lot 1 KAP 74499 Section 3 Township 8 | Lot 3 KAP74375 Section 3 Township 8 | Lot 2 KAP 75377 Section 3 Township 8 |
| PID | 023-465-387 | 004-353-579 | 010-946-322 | 010-946-276 |
| LAND AREA | 1.33 Acres 57,935 SF | 0.14 Acres 6,138 SF | 1.44 Acres 62,822 SF | 0.96 Acres 41,974 SF |
| BUILDING ON SITE | Capri Insurance & Scotia Bank | Attridge Ski & Board Shop | Secure Rite Mobile Storage | Vacant Lot & Building |

TOTAL LAND AREA 3.88 ACRES | 169,021 SF



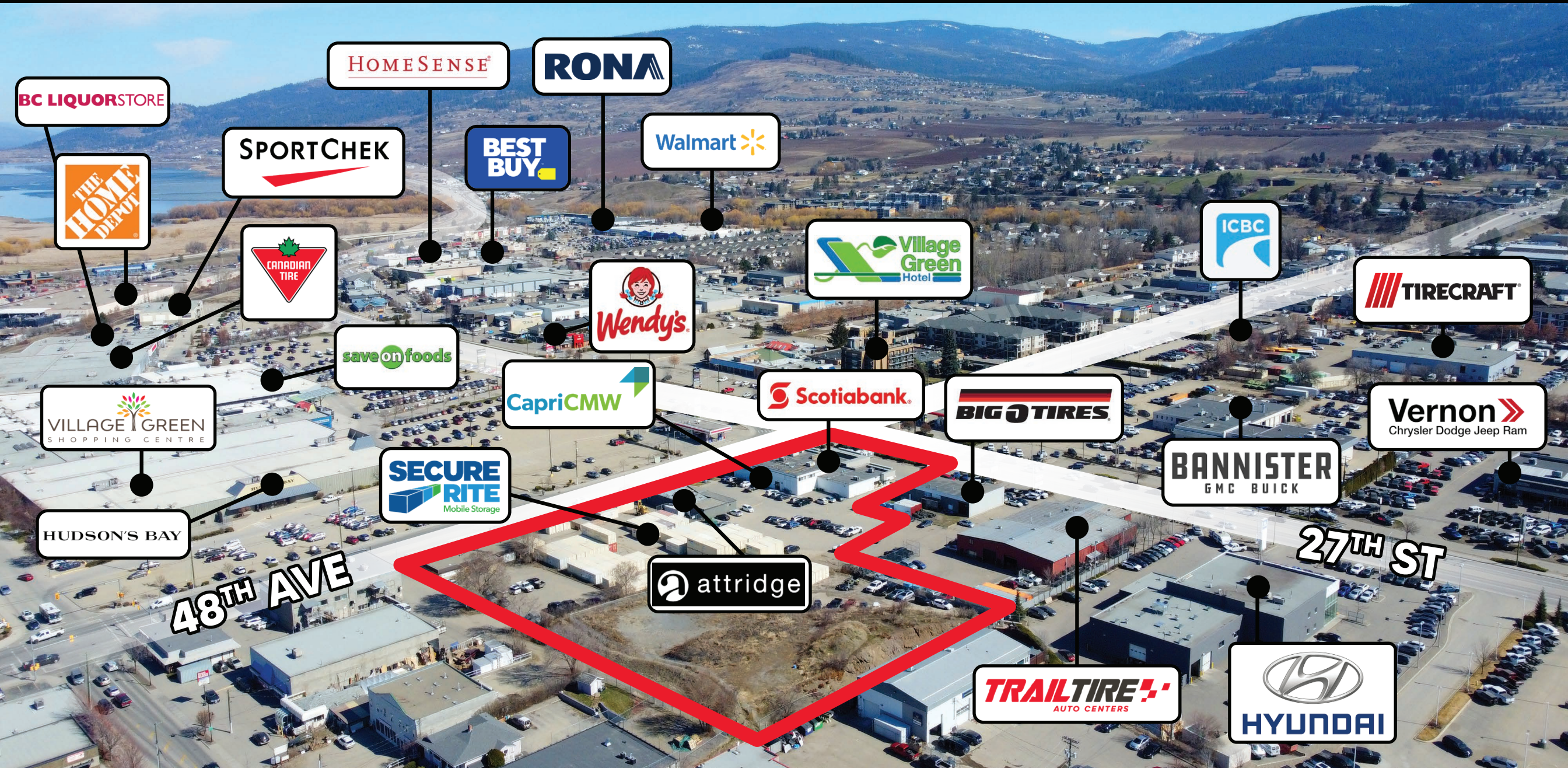
| LOT | ADDRESS | LAND AREA (ACRES) | LAND AREA (SF) | BUILDABLE AT 2.0 FAR (SF) |
|--------------|---------------|-------------------|-------------------|---------------------------|
| 1 | 2702 48th Ave | 1.33 | 57,935 | 115,870 |
| 2 | 2706 48th Ave | 0.14 | 6,138 | 12,276 |
| 3 | 2800 48th Ave | 1.44 | 62,822 | 125,644 |
| 4 | 2804 48th Ave | 0.96 | 41,974 | 83,948 |
| TOTAL | | 3.88 ACRES | 169,021 SF | 337,738 SF |

| VERNON C5 ZONING DEVELOPMENT REGULATIONS LOT SIZE (ACRES) | |
|---|------------------------|
| Floor Area Ratio (FAR) | 2.0 |
| Maximum Site Coverage | 60% |
| Maximum Height | 15.0 Meters 49.21 Ft |



LOCATION OVERVIEW

Situated at the corner of 48th Avenue and 27th Street adjacent to Village Green Mall and only a few minutes' drive from the city's downtown area. This convenient location also offers a diverse array of amenities within walking distance, including restaurants, retail stores, financial institutions, and medical services.



CONTACT

STEVE LAURSEN

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stevelaursen@rlkcommercial.com

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