

FOR SALE



RETAIL INVESTMENT OPPORTUNITY WITH ADDITIONAL LAND FOR FUTURE DEVELOPMENT

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

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

EXECUTIVE SUMMARY

We are pleased to present the opportunity to acquire a retail investment property with immediate income security and significant redevelopment potential in Vernon BC’s retail corridor. Situated on 3.88 acres at the corner of 48th Avenue and 27th Street, the site is anchored by long-standing tenants including Scotia Bank, Acera Insurance, Attridge Ski & Board Shop, and Secure Rite Mobile Storage. The property delivers stable cash flow backed by creditworthy covenants, with Scotia Bank and Acera Insurance recently renewing in 2024.

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With prime arterial exposure and adjacency to Village Green Centre, the property is uniquely positioned to capture both secure near-term returns and long-term value creation. C5 zoning (2.0 FAR) permits up to 337,738 SF buildable, allowing investors to scale future retail or mixed-use density in one of British Columbia’s fastest-growing trade areas.

With prime arterial exposure directly adjacent to Village Green Mall and zoning that allows for additional density, this property offers investors a blend of secure current income and future development upside in one of BC’s fastest-growing markets.

- 2702 48th Ave: 13,132 SF NRA | 1.33 acres | Anchored by Scotia Bank & Acera Insurance (renewed to 2029, plus renewal terms).
- 2706 48th Ave: 2,860 SF standalone | Long-term ski & board shop since 1986.
- 2800 48th Ave: 1.44 acres | Land lease to Secure Rite Mobile Storage.
- 2804 48th Ave: 0.96 acres | Short-term leases for parking, future redevelopment site.



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

KEY STRATEGIC INVESTMENT HIGHLIGHTS

CREDITWORTHY TENANTS
Scotia Bank (Schedule I Bank), Acera Insurance (national brokerage), Attridge Ski & Board (operating since 1986), Secure Rite Mobile Storage.

PRIME RETAIL CORNER
High-visibility intersection with direct exposure to Highway 97 via 27th Street.

FUTURE REDEVELOPMENT POTENTIAL
C5 zoning allows 2.0 FAR (337,738 SF buildable) for retail or mixed-use.

SYNERGY WITH VILLAGE GREEN CENTRE
Vernon’s largest retail hub (365,000 SF GLA, Canadian Tire, Save-On-Foods, Winners, etc.).

STRONG MARKET FUNDAMENTALS
Trade area population ~144,884 with above-average household incomes of \$112,000+.

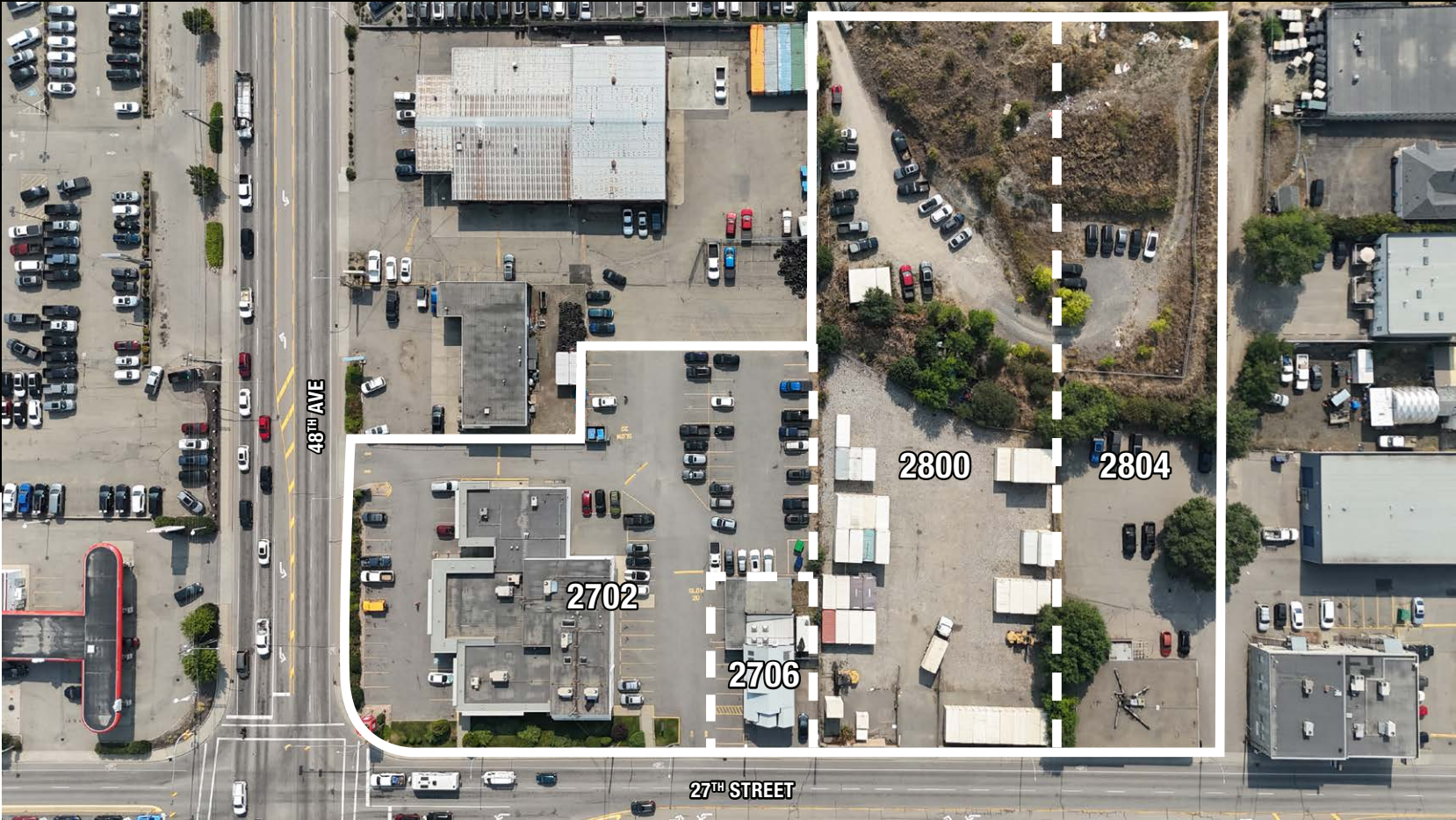
FLEXIBLE HOLD STRATEGY
Investors can benefit from current income while advancing future redevelopment plans.



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PROPERTY DETAILS

Lot	Address	Land Size	Buildable (2.0 FAR)	Building Size	Tenants	PID
1	2702 48th Ave	1.33 ac (57,934 SF)	115,870 SF	13,132 SF	Acera Insurance, Scotia Bank, Kysa Investments	023-465-387
2	2706 48th Ave	0.14 ac (6,098 SF)	12,276 SF	2,860 SF	Attridge Ski & Board	004-353-579
3	2800 48th Ave	1.44 ac (62,726 SF)	125,644 SF	Vacant lot	Secure Rite Mobile Storage	010-946-322
4	2804 48th Ave	0.96 ac (41,817 SF)	83,948 SF	Vacant lot	Short-term parking leases	010-946-276
TOTAL		3.88 ac (169,012 SF)	337,738 SF	—	—	—



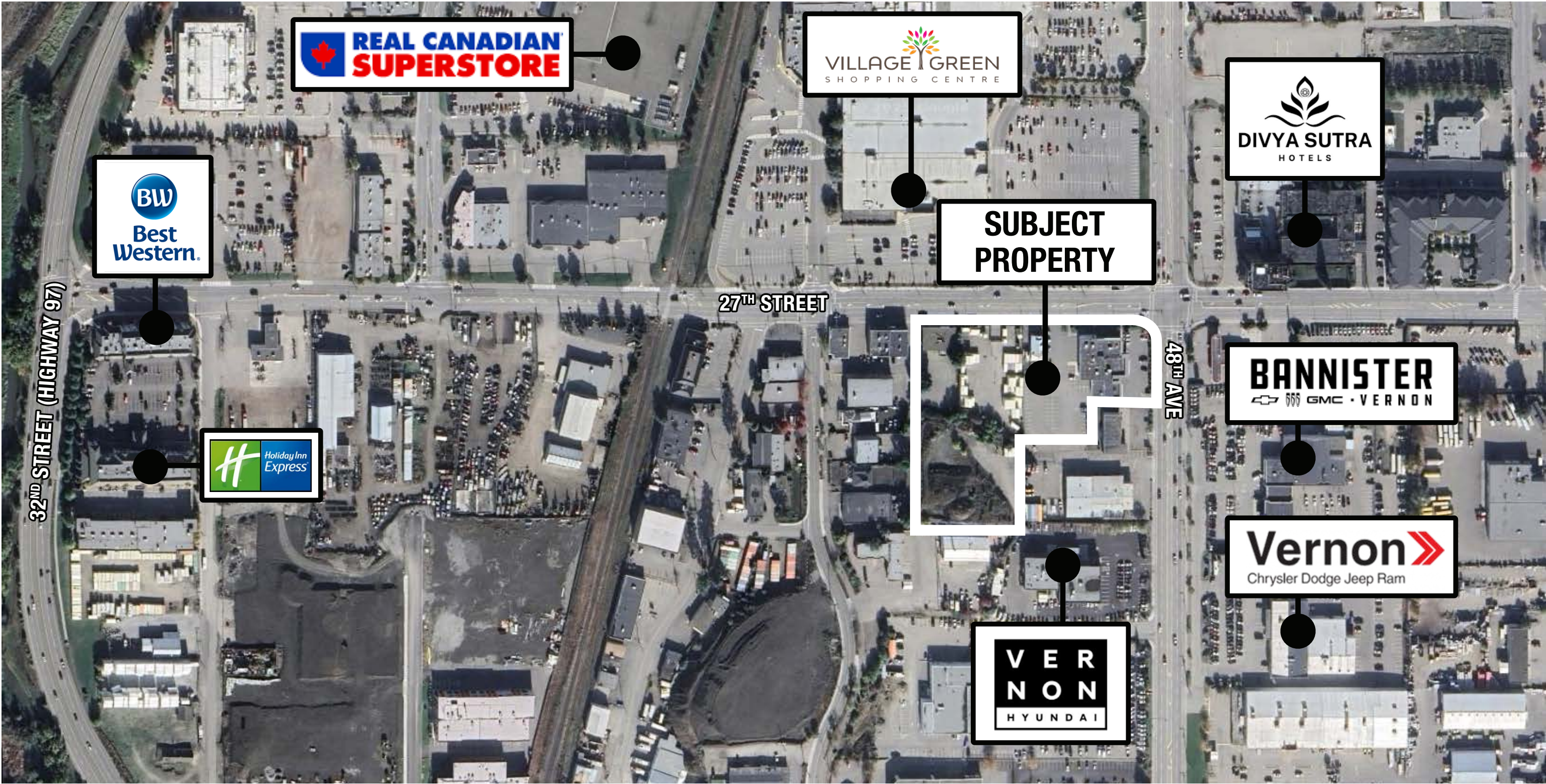
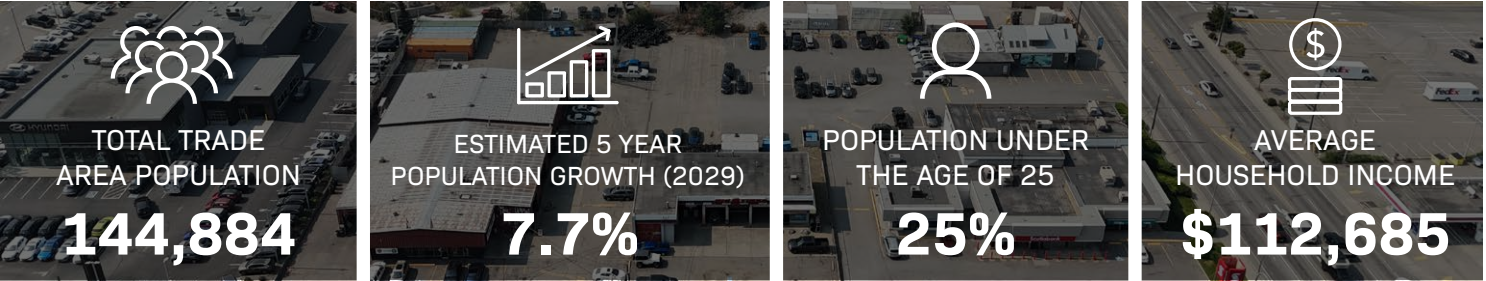
2702, 2706, 2800 & 2804 48TH AVENUE, VERNON, BC

Price: \$9,100,000



LOCATION & DEMOGRAPHICS

- Corner of 48th Avenue & 27th Street — Vernon’s most trafficked arterial route with seamless access to Highway 97.
- Adjacent to Village Green Centre, Vernon’s major regional shopping destination.
- Surrounded by robust infrastructure — public transit, high-density retail, services, and residential trade area.





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