

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

MLS® #10358426

\$650,000

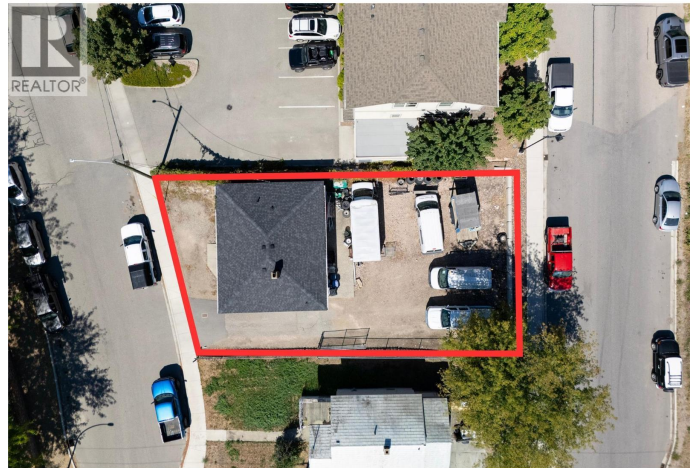
2 Bedroom, 1.00 Bathroom, 843 sqft
Single Family on 0.11 Acres

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 m²; 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)

Built in 1951

Essential Information



Listing #	10358426
Price	\$650,000
Bedrooms	2
Bathrooms	1.00
Square Footage	843
Acres	0.11
Year Built	1951
Type	Single Family
Sub-Type	Freehold
Style	Other

Community Information

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

Amenities

Parking Spaces	6
Parking	Rear, RV

Interior

Heating	Forced air
Cooling	Central air conditioning
# of Stories	2

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Oakwyn Realty Okanagan
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