



3405 21 Avenue, Vernon, BC

FOR SALE | 18-Unit Apartment Building in Vernon

Fully stabilized apartment building at an attractive 6.8% in-place cap rate

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Location Overview



3405 21 Avenue, Vernon, BC

An 18-unit apartment building located in Vernon's growing Mission Hill neighborhood.

The building is centrally located, providing tenants with easy access to all essential amenities in Vernon. Positioned at 3405 21 Avenue, between 34 Street and Okanagan Avenue, it benefits from quieter streets while being close to the Downtown area. Additionally, it offers convenient connections to major roads, including 32nd Street/Highway 97 and the Vernon Jubilee Hospital.



**Population
(2023)**

52,207



**Population
(2028)**

56,870



**Avg.
Household Income**

\$97,105

Property Overview

Key Highlights



Traffic calmed, residential setting providing a peaceful atmosphere



Immediately adjacent to the Vernon Jubilee Hospital



Held in a Bare Trust presenting an opportunity for Property Transfer Tax savings

3405 21 Avenue, Vernon, BC



Civic Address 3405 21 Avenue, Vernon, B.C.

Year Built 1940

Site Area 21,593 SF*

Zoning MUS - Multi-Unit: Small Scale

Unit Mix
1 x Bachelor
8 x One Bedroom
9 x Two-Bedroom

Pricing Guidance Contact Listing Agents

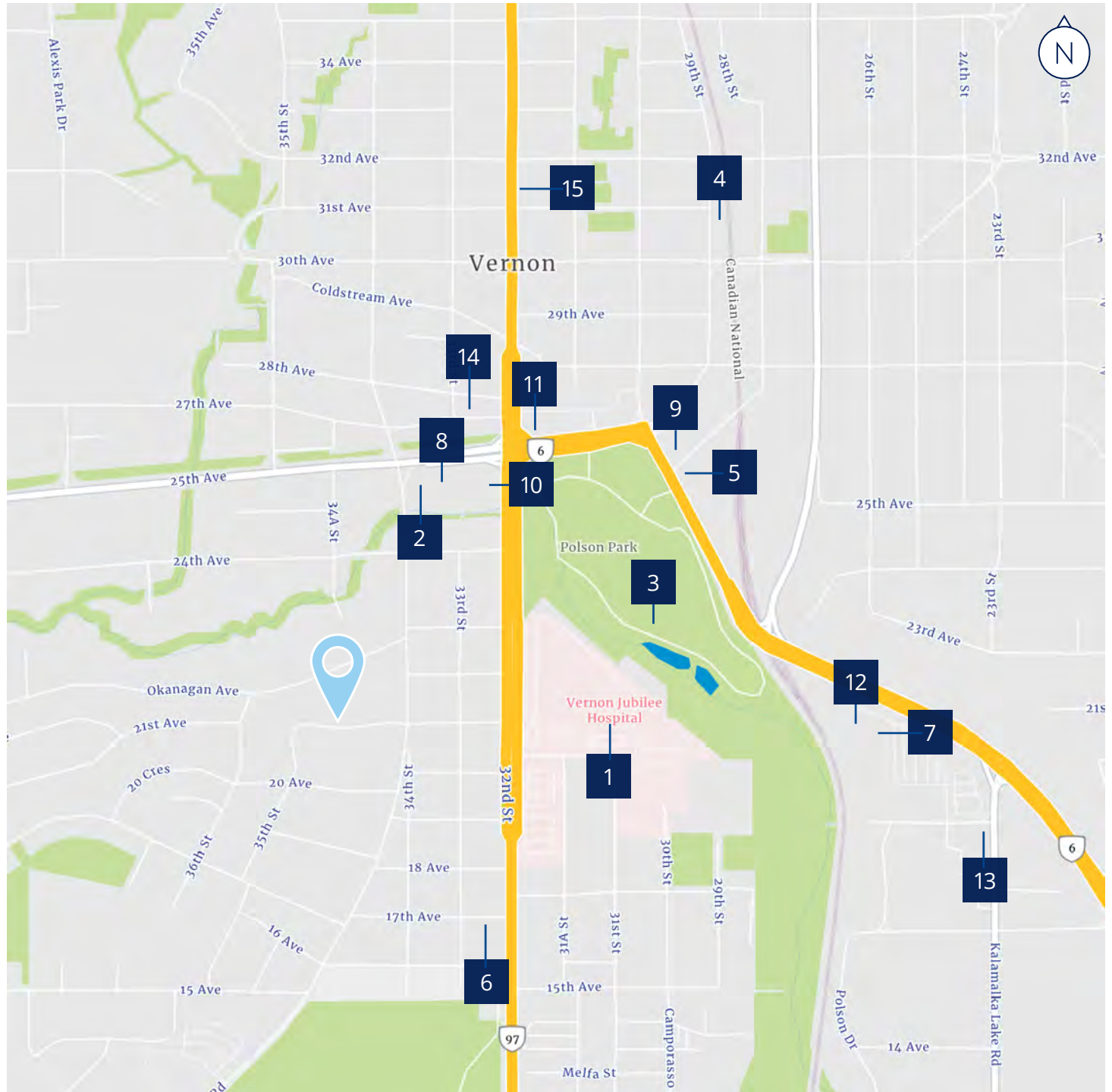
*Based on BC Assessment



Nearby Amenities

 3405 21 Avenue, Vernon, BC

- | | |
|----|---------------------------|
| 1 | Vernon Jubilee Hospital |
| 2 | 7-Eleven |
| 3 | Polson Park |
| 4 | Ratio Coffee & Restaurant |
| 5 | Tim Horton's |
| 6 | Jim's Place Pizza |
| 7 | Save-On-Foods |
| 8 | Esso |
| 9 | Domino's Pizza |
| 10 | Okanagan Royal Park Inn |
| 11 | Earls |
| 12 | Galaxy Cinemas Vernon |
| 13 | 30 Minute Hit |
| 14 | BMO |
| 15 | Sushi Kawa |





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