



FOR SALE

Commercial Land Assembly on 48th Ave Vernon B.C.

\$2,200,000

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About These Properties

Address 2810 48 AV Vernon BC V1T 3R4

PID 005-735-645

Legal Description

LOT 3 SECTION 3 TOWNSHIP 8 OSOYOOS
DIVISION YALE DISTRICT PLAN 25009 EXCEPT
PLAN M13035

Plan KAP25009

Zoning

C5 - COMMUNITY COMMERCIAL

Community Plan(s)

OCP: Vernon Development Districts:
NEIGHBOURHOOD DISTRICT;

Vernon Official Community Plan (2014):
COMMUNITY COMMERCIAL, not in ALR

Year built 1976

Lot Size 3989.52 ft²



ABOUT THIS PROPERTY

This land assembly comprises two properties: 2808 48th ave (PID 005-735-653 0.91 Acre) and 2810 48th Ave (PID 005-735-645 0.91 Acre) directly across from Village Green mall in Vernon. Both buildings are full leased making this an excellent investment opportunity. Seller has invested in building upgrades.

ABOUT THIS AREA

The Greater Vernon area has three beautiful lakes, rolling hills and scenic vistas. It consists of the City of Vernon, Silver Star Mountain Resort, the District of Coldstream, the Village of Lumby and the community of Lavington. You'll find people at all stages of life in Vernon. Young couples, growing families, singles and those enjoying their retirement years, have all chosen Vernon as home. World-renowned golf courses, agri-tourism, hiking and biking trails and outdoor adventure are here for your enjoyment. The City of Vernon is the largest city in British Columbia's North Okanagan Regional District and provides all the amenities of a major city.

Address 2808 48th Ave Vernon BC V1T 3R4

PID 005-735-653

Legal Description

LOT 4 SECTION 3 TOWNSHIP 8 OSOYOOS
DIVISION YALE DISTRICT PLAN 25009 EXCEPT
PLAN KAP77065

Zoning

C5 - COMMUNITY COMMERCIAL

Community Plan(s)

OCP: Vernon Development Districts:
NEIGHBOURHOOD DISTRICT;

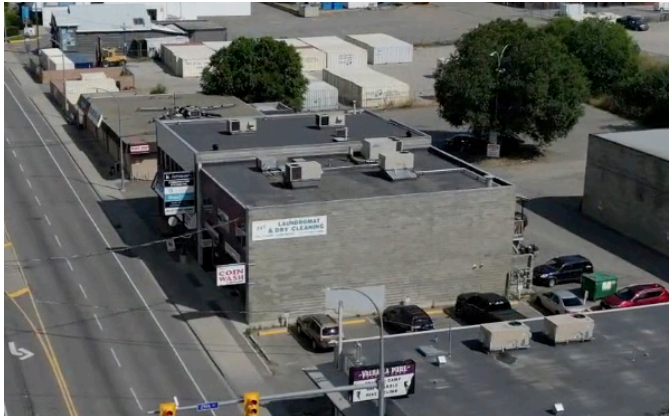
Vernon Official Community Plan (2014):
COMMUNITY COMMERCIAL, not in ALR

Year built 1975

Lot Size 3982.19 ft²



PHOTOS



10.5 C5 : Community Commercial

10.5.1 Purpose

The purpose is to provide a **zone** for the **development** of community commercial centres to serve more than one neighbourhood.

10.5.2 Primary Uses

- amusement arcades, major
- automotive and recreation vehicle services
- animal clinics, minor
- broadcasting studios
- business support services
- care centres, major
- call centres
- commercial schools
- community recreation centres
- cultural exhibits, private
- custom indoor manufacturing
- drive-through services
- emergency protective services
- extended medical treatment services
- financial services
- food primary establishments
- gaming facilities**
- gas bars
- government agencies
- government services
- health services
- hotels and motels
- hostels (*Bylaw 5788*)
- liquor primary establishment, minor
- liquor primary establishment, major
- non-accessory parking
- offices
- participant recreation services, indoor
- personal services
- private clubs
- retail cannabis sales (*Bylaw 5731*)
- retail stores, convenience
- retail stores, general
- retail store, licensee
- second-hand dealerships
- seniors assisted housing
- seniors residential care
- seniors supportive housing
- service stations, minor
- shopping centres
- special needs housing
- spectator entertainment establishments
- storage, outdoor
- temporary shelter services
- used goods store
- utility services, minor impact



Interested in this property?
CLICK HERE to sign the NDA
and request more info

To view this property please contact

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Please be respectful and do not disturb the tenant or visit the property without prior consent.

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About Samantha

Samantha has been serving the B2B industry in Kelowna for over 17 years, predominantly in the fields of sales and marketing. In 2008 She was the National Sales & Marketing manager for Homes & Land Real Estate Magazine until she launched her own publication, The Kelowna Shopping Guide, which she franchised in 2013. In 2014 she founded OMG Web Development & Design Inc., a boutique digital marketing agency which has brought to market and grown several national brands. OMG's clients include GCI, a Mergers and Acquisitions company out of Toronto, Newlook Capital, a private equity fund in Burlington, Vitatek Solutions, a national disinfectant E-Commerce company, and many more.

- Licensed Commercial Realtor®
- 17 Years Digital Marketing Experience
- Leasing Specialist
- Partner in a Boutique Digital Marketing Agency



About Philip

Philip Hare has over 30 years of experience in Real Estate. He was first licenced in February of 1993 with Century 21. After that he joined the Sutton Group for 6 years and was a top performer there closing 50-60 deals per year. In 1996 he earned his Managing Brokers licence and started his own company which he ran for 8.5 years which had the majority market share in the communities he served. He was a Founder and Partner with Fair Realty and helped launch that B.C. based franchise until he exited to become the Founding Managing Broker for NAI Commercial Real Estate in Kelowna.

- Licensed Commercial Realtor®
- Commercial & Residential
- Over 30 Years Experience
- Motel & Motel Land Assembly specialist



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