

5480 Anderson Way Vernon British Columbia

$4,190,000

Rare opportunity to acquire a close to 2-acre, flat and fully usable Commercial Mixed Use (CMUB) development site in Vernon's highly sought-after North Anderson commercial corridor. CMUB zoning supports a wide range of mixed-use, residential, retail, office, hotel and institutional uses with building heights up to 6 storeys (buyer to verify). The level topography minimizes development complexity and construction costs, making this an ideal site for efficient high-density development. Excellent accessibility and exposure with close proximity to national retailers, restaurants, hotels, recreation facilities and growing residential neighbourhoods, driving strong long-term demand. Large parcels of this size and zoning are increasingly scarce in this district. This area is seeing active redevelopment interest, including a recently submitted 176-unit mixed-use residential project nearby. This confirms municipal support for density and long-term growth in the Anderson Way corridor. Outstanding opportunity for developers, investors or land banking in one of Vernon's strongest growth nodes. (id:6769)

Listing Presented By:



Originally Listed by:
Oakwyn Realty Okanagan-Letnick Estates

https://zonasoldit.com/

RE/MAX Kelowna

RE/MAX Kelowna

100-1553 Harvey Avenue ,
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145
dallas@remaxkelowna.com

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.