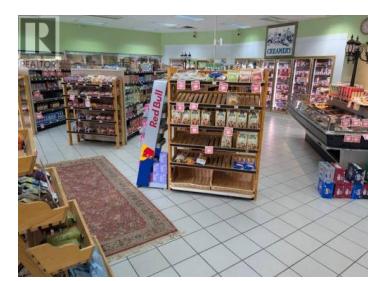




1900 32nd Street Vernon British Columbia

City of Vernon

\$1,250,000



COURT ORDERED SALE - PROPERTY SOLD "AS IS, WHERE IS." Prime Commercial Mixed-Use opportunity with exceptional exposure along Highway 97. This property offers 4,380 SQFT of main-floor retail space plus an additional 4,000+ SQFT basement, providing significant flexibility for owner-users, investors, or redevelopment. Situated on a 0.35-acre lot with lane access, the site benefits from ample on-site parking, excellent visibility, and prominent signage opportunities. Zoned CMUN - Commercial Mixed Use: Neighborhood, the property allows for a wide range of commercial, residential, and mixed-use applications. Previously operated as a village grocery market, the building is well-positioned to serve neighborhood-scale retail or service uses. Ideally located surrounded by residential properties and directly across from Vernon Jubilee Hospital, with close proximity to public bus transit, ensuring strong pedestrian and vehicular traffic. The zoning supports neighborhood-scale commercial, residential, and mixed-use housing development up to four stories, offering excellent future development and redevelopment potential in a highly desirable and service-oriented location. An outstanding opportunity for investors, developers, or end users seeking visibility, flexibility, and long-term upside. (id:6769)



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