



2602 34A Street Vernon British Columbia
 City of Vernon
\$300,000



11.2 CMUB – Commercial Mixed Use: Business

11.2.1 Purpose
 To allow for a range of medium scale commercial, residential and Mixed-Use Housing development up to 6 storeys in height to provide employment opportunities, services, retail, and housing at the community level. (see 11.2.2)

11.2.2 Permitted Uses
 Uses permitted as Principal or Accessory Uses in this zone are indicated with the symbol # in the following table and Uses not listed are prohibited.

Use	Principal	Accessory
Industry		
Large Scale Multi-Unit Housing	#	
Medium Scale Multi-Unit Housing	#	
Mixed-Use Housing	#	

Four properties assembled in Downtown Vernon offering a combined 23,008 SF development site with three road frontages. Strategically positioned within the Downtown Urban Centre, the property is zoned CMUB - Commercial Mixed Use, allowing for a wide range of medium-scale commercial, residential, and mixed-use developments up to 6 storeys in height. Vernon has experienced significant growth in recent years, further supported by the City's adoption of a new Official Community Plan in 2025, encouraging higher-density residential and mixed-use development in the downtown core. The CMUB zoning is designed to support employment opportunities, retail, entertainment, services, and housing within the City Centre. The site is ideally located near local businesses, offices, retail amenities, Highway 97, and the hospital, providing excellent accessibility and long-term redevelopment potential. Developers may also benefit from the City of Vernon's revitalization tax exemption program, helping reduce overall development costs. All 4 properties must be sold together: 3417 27 Avenue, 2602 34A Street, 3401 26 Avenue, 3406 27 Avenue. Two of the existing houses are currently tenanted, generating a combined rental income of approximately \$3,100 per month. (id:6769)

Jun Wang
 Royal LePage Downtown Realty
 Phone: (778) 386-9566
<https://junwang.royallepage.ca/>



RE/MAX Kelowna
 100-1553 Harvey Avenue
 Kelowna, BC,
 Canada

