



## 2900 29 Avenue Vernon British Columbia

City of Vernon

# \$3,000,000



Prime downtown Vernon commercial building with exceptional redevelopment potential. Situated on a high-exposure corner site, this mixed-use property offers approximately 7,973 sq ft of building area. Zoned CMUC - Commercial Mixed Use Centre, the property allows for a wide range of commercial, residential, and mixed-use developments, supporting high-density construction of up to approximately 16 storeys with a maximum density of 5.0 FAR. This designation supports large-scale development and positions the property as a strategic redevelopment site. The existing building features a main floor commercial space along with two residential units above, including a 1-bedroom, 1-bath suite and a 2-bedroom, 1-bath suite, providing additional income potential. Rooftop access and patio space further enhance the property's versatility. The property is currently operating as an established nightclub, with the opportunity to acquire the business in conjunction with the real estate. The combined offering is available at \$3,000,000. (See separate business listing MLS# 10381962 for details.) Located in the heart of Vernon's downtown with strong visibility, pedestrian exposure, and proximity to key amenities, this property offers investors and developers a rare opportunity to secure a high-density redevelopment site. (id:6769)

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