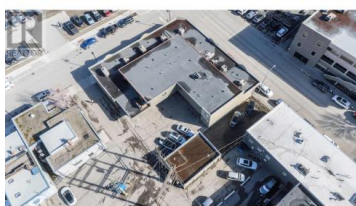
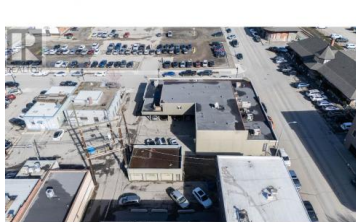




## 3006 29 Street Vernon British Columbia

City of Vernon

**\$300,000**

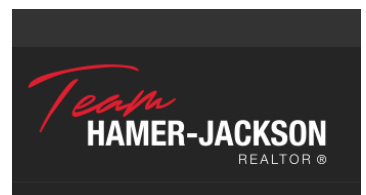


2,500 SF lot, currently used for tenant parking adjacent to an income-producing corner property with a diversified revenue stream from six residential suites (2x1-bedroom units & 4x-bachelor units) and seven smaller, easily leasable commercial units. (MLS# 10339927). Properties must be purchased together. The building is 9,878 SF on a 10,000 SF lot, and has a prime downtown Vernon location, steps from Justice Park and within walking distance to Polson Park, the Vernon Public Library, and Okanagan Spring Brewery. Surrounded by retail, dining, and professional services. Both properties together have a future development potential up to 16 stories / FAR 5.0 under Official Community Plan. Flexible Mixed-Use Commercial zoning allows for a wide range of uses, including residential and mixed-use housing, cannabis retail, commercial storage, food & beverage services, liquor stores, manufacturing, and major indoor entertainment. (id:6769)

**Geoffrey Oliver**

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