



**3401 26 Avenue Vernon British Columbia**  
 City of Vernon  
**\$350,000**



**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 note)*

**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	#	
Word-Use Housing		



Map showing four properties with their addresses and square footages:

- 3414 27 Ave: 4560 SF
- 3406 27 Ave: 4560 SF
- 3401 26 Ave: 3628 SF
- 2602 34A St: 10260 SF

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

