



## 2602 34A Street Vernon British Columbia

\$300,000

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)

Listing Presented By:



Originally Listed by:  
Royal LePage Downtown Realty

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