



## 3414 27th Avenue Vernon British Columbia

\$1,950,000

Prime Development Site in Downtown Vernon Opportunity to acquire a 0.528-acre (approx. 23,008 sq.ft.) land assembly in the heart of Vernon, BC. This offering includes 4 lots across 5 PIDs at 3414 & 3406 27th Ave, 2602 34A Ave, and 3401 26th Ave. Ideally located near 25th Ave, the site is walkable to shops, restaurants, and services. Zoned Mixed Commercial with an OCP designation of High Density Residential, the flat, corner-lot site allows for substantial development potential with a 5.0 FAR and up to 16 storeys. Plans available for a 5-storey, 76-unit apartment building with surface parking and rooftop amenity. Additional highlights: Clean Phase 1 Environmental, Holding income from rentals and parking, Minutes to Highway 97, Polson Park, Vernon Jubilee Hospital, and Okanagan College, 30 mins to Kelowna International Airport, An excellent investment and development prospect in one of the Okanagan's fastest-growing urban hubs. (id:6769)

3pc Bathroom Measurements not available  
Primary Bedroom 8' x 8'

Living room 8' x 8'  
Kitchen 8' x 8'

Listing Presented By:



Originally Listed by:  
Sutton Group-Alliance R.E.S.

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

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