



## 4111 27 Street Vernon British Columbia \$475,000

Prime opportunity to own a 0.15-acre property in one of Vernon's newly rezoned commercial districts. The lot is approximately 50 ft by 130 ft and has access to a laneway at the rear of the property. Now zoned CMUB (Commercial Mixed Use - Business), this site offers exceptional flexibility for a wide range of uses. Zoning also allows for redevelopment into multi family housing. The existing 3,735 sq. ft. building was once a church and currently operates as a dance studio and provides a solid foundation for numerous business possibilities. The main interior space is approximately 28 ft x 50 ft, there is also a washroom, foyer and a full basement. Located on a high-visibility main road just minutes from Village Green Mall and surrounded by established retail, this property benefits from steady traffic and strong commercial presence. Whether you choose to redevelop or enhance the current structure, the versatile zoning and strategic location make this an outstanding long-term investment. (id:6769)

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

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