



## 5480 Anderson Way Vernon British Columbia

**\$4,999,000**

Rare opportunity to acquire a close to 2-acre, flat and fully usable Commercial Mixed Use (CMUB) development site in Vernon's highly sought-after North Anderson commercial corridor. CMUB zoning supports a wide range of mixed-use, residential, retail, office, hotel and institutional uses with building heights up to 6 storeys (buyer to verify). The level topography minimizes development complexity and construction costs, making this an ideal site for efficient high-density development. Excellent accessibility and exposure with close proximity to national retailers, restaurants, hotels, recreation facilities and growing residential neighbourhoods, driving strong long-term demand. Large parcels of this size and zoning are increasingly scarce in this district. This area is seeing active redevelopment interest, including a recently submitted 176-unit mixed-use residential project nearby. This confirms municipal support for density and long-term growth in the Anderson Way corridor. Outstanding opportunity for developers, investors or land banking in one of Vernon's strongest growth nodes. (id:6769)

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan-Letnick  
Estates

<https://zonasoldit.com/>



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