

FOR SALE

Prime Okanagan Investment Property

4708 34 Street, Vernon



OPPORTUNITY

Prime Okanagan investment property

LOCATION

Highway 97 and 34th street Vernon's busy North End

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

STEWART PEARSON

250-308-9760

stewartpearsonrealestate@gmail.com

stewartpearson.com



Stewart Pearson

REALTY LTD

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CIVIC DESCRIPTION

101, 102 4708 34th Street, Vernon, BC V1T 5Y9

PROPERTY DETAILS

- 2 strata lots of a 5 strata lot property
- Newer High Quality Building
- Excellent Highway Exposure

KEY FEATURES

- Very Strong Long Term Tenant with a new lease renewal until December 31, 2025.
- 10899 square feet of leasable space including mezzanine

OFFER

Offered at

\$3,500,000



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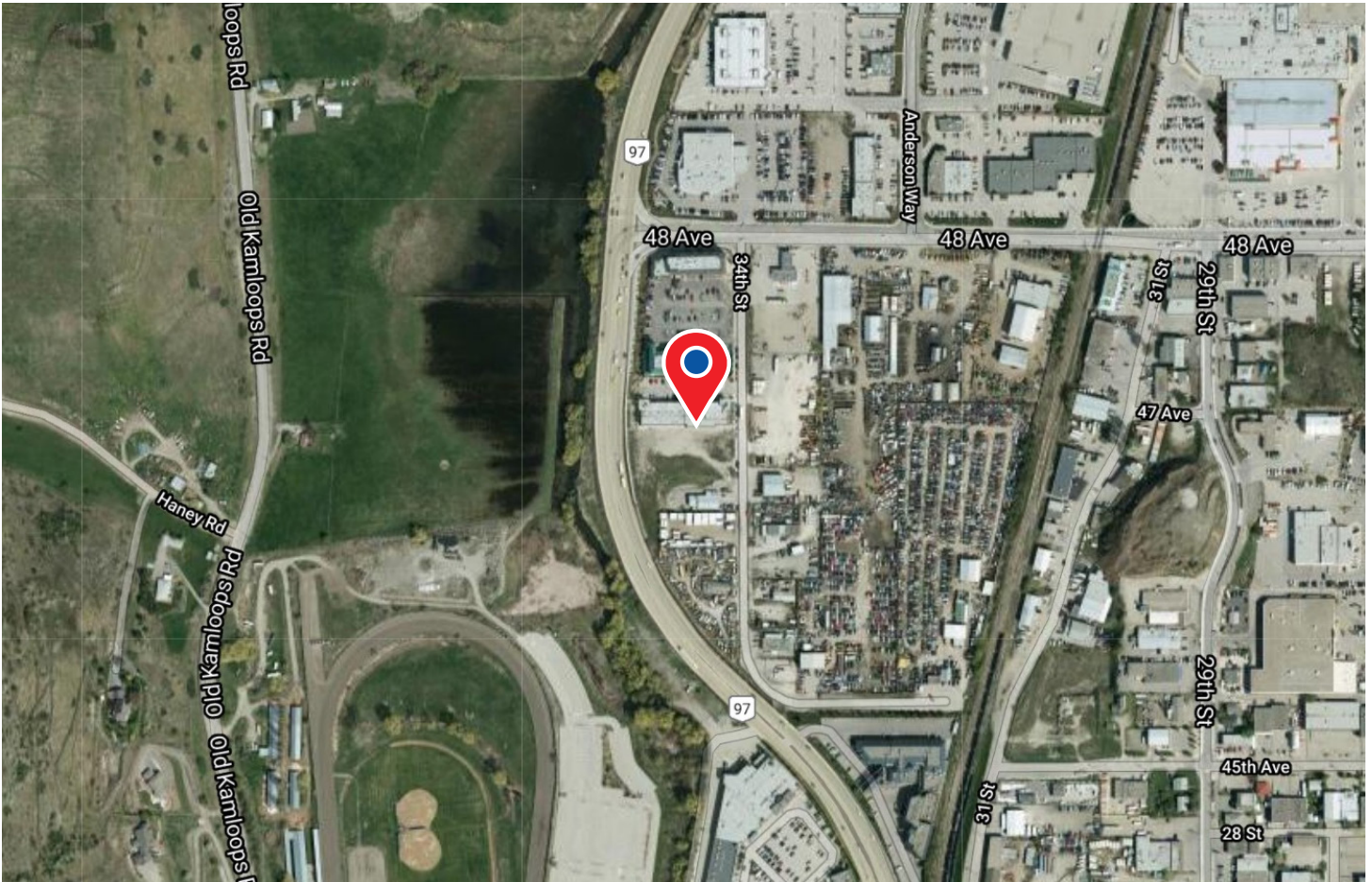
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MUNICIPAL ZONING C5 : Community Commercial

The purpose is to provide a zone for the development of community commercial centres to serve more than one neighborhood.

Principal Uses:

- (a) Amusement arcades, major
- (b) Automotive and recreation vehicle services
- (c) Animal clinics, minor
- (d) Broadcasting studios
- (e) Business support services
- (f) Care centres, major
- (g) Commercial schools
- (h) Community recreation centres
- (i) Greenhouse or plant nursery
- (j) Cultural exhibits, private
- (k) Custom indoor manufacturing
- (l) Drive-through services
- (m) Emergency protective services
- (n) Financial services
- (o) Gaming facilities
- (p) Government agencies
- (q) Health services
- (r) Offices
- (s) Personal services
- (t) Retail cannabis sales
- (u) Retail stores, convenience
- (v) Retail stores, general
- (w) Retail stores, licensee
- (x) Seniors assisted housing
- (y) Storage, outdoor
- (z) Utility services, minor impact

Secondary Uses:

- (a) Amusement arcades
- (b) Apartment housing
- (c) Brewing or distilling, Class A
- (d) Care centres, minor
- (e) Group homes, minor
- (f) Storage, outdoor

Regulations Table

SUBDIVISION REGULATIONS

(a) Minimum lot area	460m ² (15,09.19 ft ²)
(b) Minimum lot width	15.0 m (49.2 ft)

DEVELOPMENT REGULATIONS

(c) Maximum commercial floor space ratio	2.0
(d) Maximum site coverage	60%

Contact Stewart Pearson for a detailed provision of the C5 Zoning as provided by the City of Vernon.

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