

# \$650,000 - 3703 28a Street, Vernon

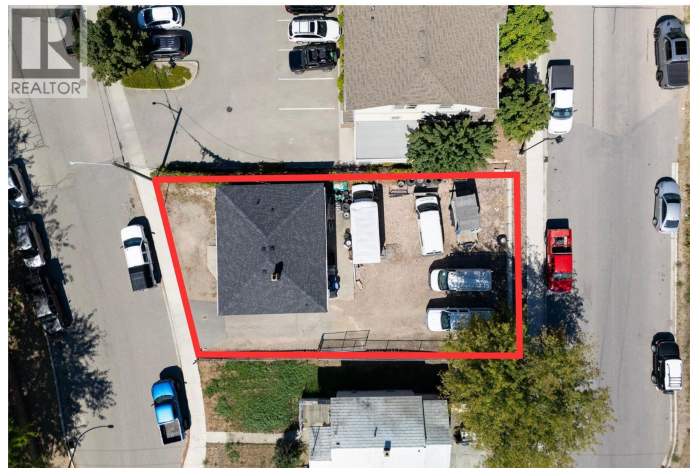
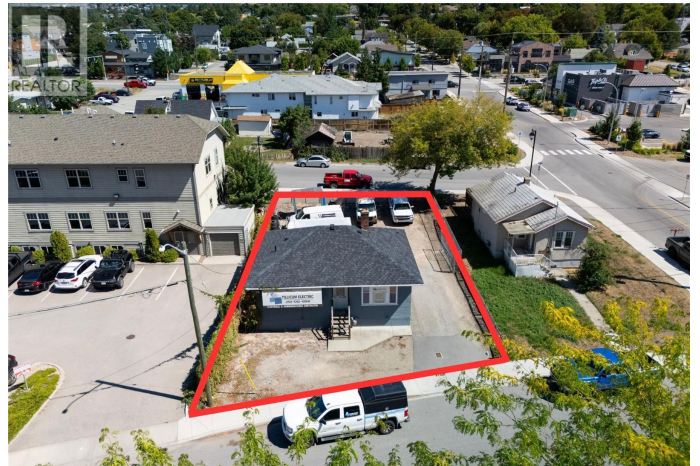
MLS® #10358426

## \$650,000

2 Bedroom, 1.00 Bathroom, 843 sqft  
Single Family on 0.11 Acres

City of Vernon, Vernon, British Columbia

Outstanding redevelopment opportunity in Vernon's downtown-adjacent area. This property is zoned CMUB (Commercial Mixed Use: Business), allowing for a wide variety of uses including multi-unit housing, mixed-use residential, office, retail, food and beverage, health services, and more. Notably, the zoning permits Small Scale Multi-Unit Housing on lots under 1,000 m<sup>2</sup>; in this area, providing added flexibility for residential development. With density up to 3.5 FAR and height permitted to 6 storeys, the site offers excellent potential for a medium-scale mixed-use or residential project. The existing structure, approximately 842 sq ft on the main level with 2 bedrooms, 1 bathroom, and a kitchen, is currently used as office space. A full unfinished basement (764 sq ft) provides additional storage, offering holding income or interim usability while development plans are advanced. Positioned in a high-visibility location close to Vernon's downtown core, this property is ideally situated to take advantage of the city's ongoing growth and revitalization. A rare chance to secure a commercially zoned site with strong development upside. Note: Business occupying the property is not for sale. (id:6289)



Built in 1951

## Essential Information

Listing #	10358426
Price	\$650,000
Bedrooms	2
Bathrooms	1.00
Square Footage	843
Acres	0.11
Year Built	1951
Type	Single Family
Sub-Type	Freehold
Style	Other

### Community Information

Address	3703 28a Street
Subdivision	City of Vernon
City	Vernon
Province	British Columbia
Postal Code	V1T5A2

### Amenities

Parking Spaces	6
Parking	Rear, RV

### Interior

Heating	Forced air
Cooling	Central air conditioning
# of Stories	2

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	Oakwyn Realty Okanagan
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Listing information last updated on October 14th, 2025 at 8:31am MDT