3414 & 3406 27 AVE | 3401 26 AVE | 2602 34A ST, VERNON

0.52 ACRES VERNON DOWNTOWN LAND ASSEMBLY

FOR SALE

WILLIAM | WRIGHT

JEFF BROWN
jeff.brown@williamwright.ca
236.420.3558

VICTORIA MITCHELL
victoria.mitchell@williamwright.ca
236.420.3558

FOR SALE

0.52 ACRE CMUC-ZONED FOR A HIGH-DENSITY MIXED-USE DEVELOPMENT OPPORTUNITY

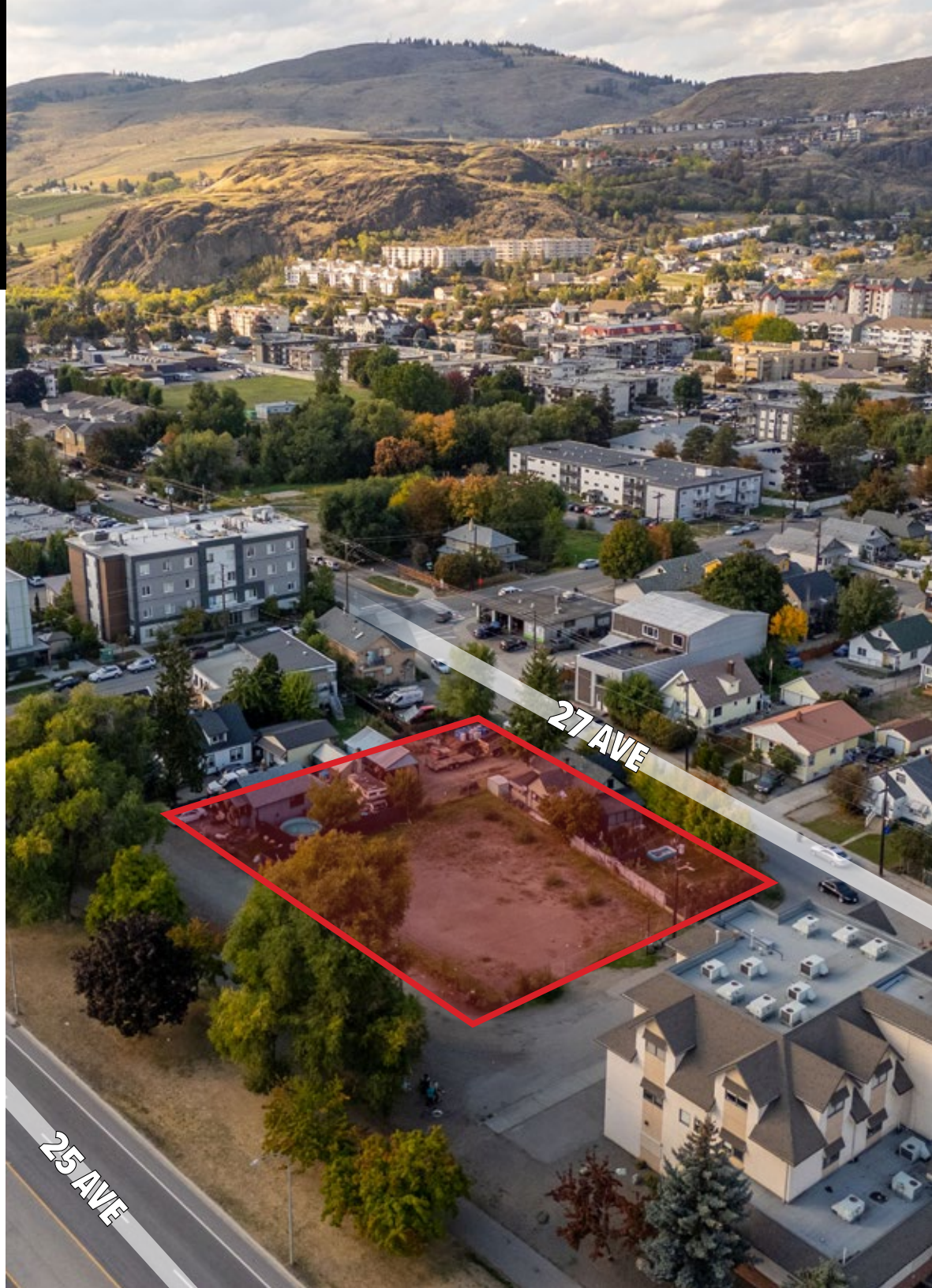
3414 27 AVENUE, VERNON
3406 27 AVENUE, VERNON
3401 26 AVENUE, VERNON
2602 34A STREET, VERNON

THE OPPORTUNITY

The Vernon Downtown Land Assembly represents a multi-parcel development opportunity in the heart of Downtown Vernon. Encompassing four legal properties (3414 27 Ave, 3406 27 Ave, 3401 26 Ave, and 2602 34A St) totaling 23,008 SF. A key competitive advantage of this site configuration is its exceptional exposure and accessibility, boasting three direct road frontages along 27th Avenue, 26th Avenue, and 34A Street.

The existing CMUC (Commercial Mixed-Use: Business) zoning allows for high-density mixed-use development aimed at enhancing urban living, employment, retail, and commercial options in Vernon's growing core. Conceptual architectural designs have been completed to maximize potential.

Positioned within a rapidly growing Okanagan hub experiencing strong population growth and heightened demand for mid-tier urban rental housing, this land assembly delivers an immediate and flexible opportunity for institutional and private developers alike.



PRIME DOWNTOWN LAND ASSEMBLY

FLEXIBLE HIGH-DENSITY ZONING

HIGH-YIELD INFILL ALIGNMENT

IMMEDIATE HOLDING INCOME

SALIENT FACTS

SIZE
+/- 23,008 SQFT (0.52 AC)

ZONING
CMUC - Commercial Mixed Use

PROPERTY TAXES
$14,164.20

FSR
5

GROSS ANNUAL INCOME
$37,800

PID
005-680-549, 012-397-334,
012-397-318, 012-397-512

PRICE
$1,199,000

VERNON, THE GROWING CITY

44.5K VERNON CITY POPULATION

67K GREATER VERNON REGIONAL POPULATION

+15% POPULATION GROWTH 2011-2021

FORECAST GROWTH (20-YEAR OCP)

CITY OF VERNON OCP TARGETS

+20K RESIDENTS **+11K** HOMES

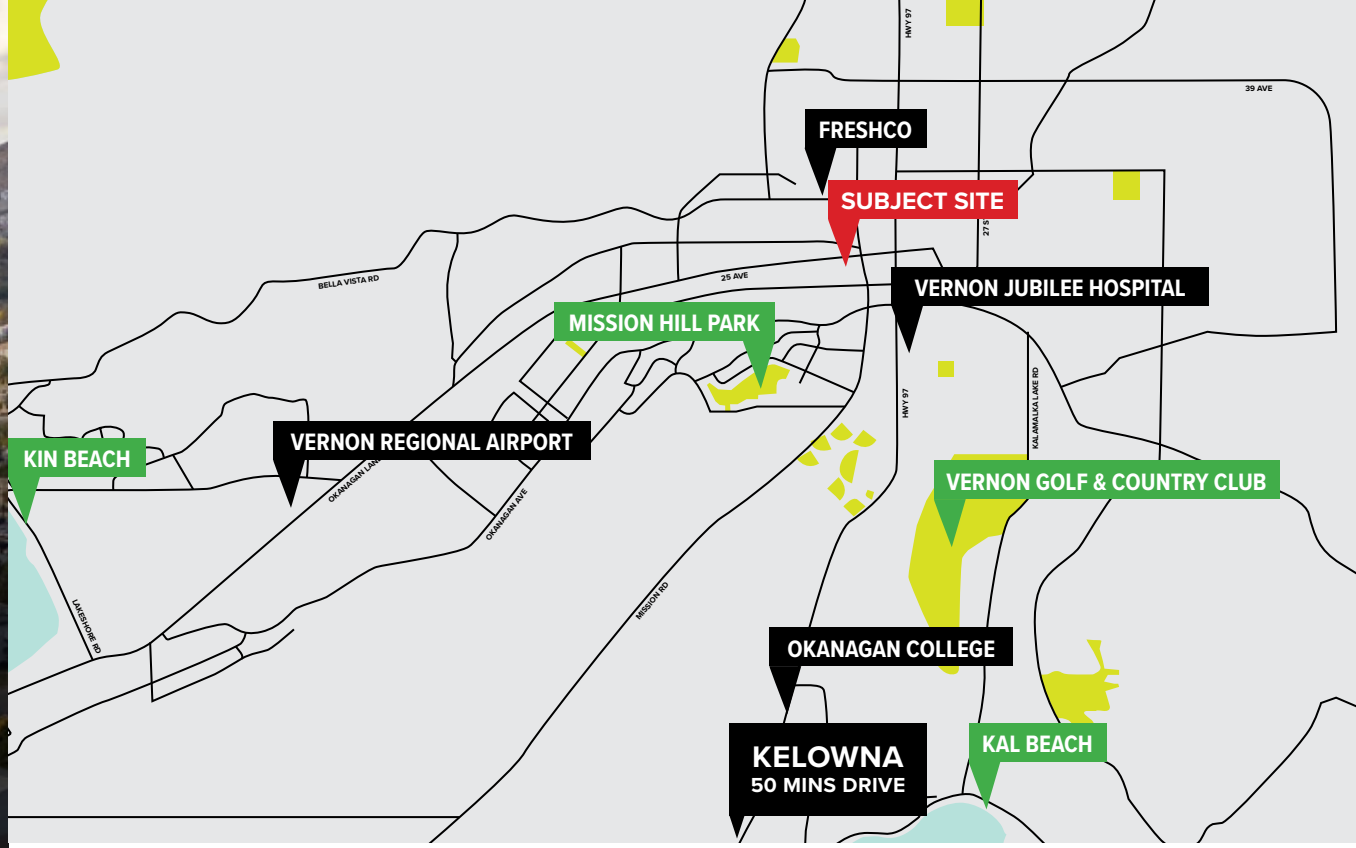
$73.5K±

MEDIAN HOUSEHOLD INCOME

$3.8 BILLION

ANNUAL ECONOMIC OUTPUT VIA HOUSEHOLD INCOME GENERATED

2021 CENSUS



DOWNTOWN VERNON

Situated in the Downtown Urban Centre of Vernon, BC, the property sits within walking distance of retail shops, financial institutions, restaurants, medical services, and local parks (including Polson Park and Vernon Jubilee Hospital nearby).

Vernon is currently undergoing rapid urban expansion, driven by population growth and an evolving Official Community Plan (OCP) that emphasizes downtown residential density, walkability, and revitalization. The property's central positioning offers seamless access to major transport corridors, connecting residents to local amenities, Okanagan Lake, Kalamalka Lake, and SilverStar Mountain Resort.

The site is accessible via BC Transit regional routes serviced along main arterial routes. Flat terrain with dedicated urban bike lanes nearby.

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients. © 2026 William Wright Commercial Real Estate Services. All rights reserved.

William Wright Commercial Real Estate Services Inc.
#205-478 Bernard Avenue, Kelowna
T 236.420.3558 | F 604.428.5254
williamwright.ca