

ROYAL LEPAGE KELOWNA

COMMERCIAL

- IN THE HEART OF THE CITY'S COMMERCIAL CORE
- CMUC - COMMERCIAL MIXED USE ZONING
- SITUATED ALONG VERNON'S MAIN ARTERIAL CORRIDOR

FOR LEASE

FLEXIBLE BUILD-TO-SUIT OPPORTUNITY

HIGH EXPOSURE TO HIGHWAY 97
VERNON'S MAIN ARTERIAL TRAFFIC CORRIDOR

2806 32ND STREET, VERNON BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

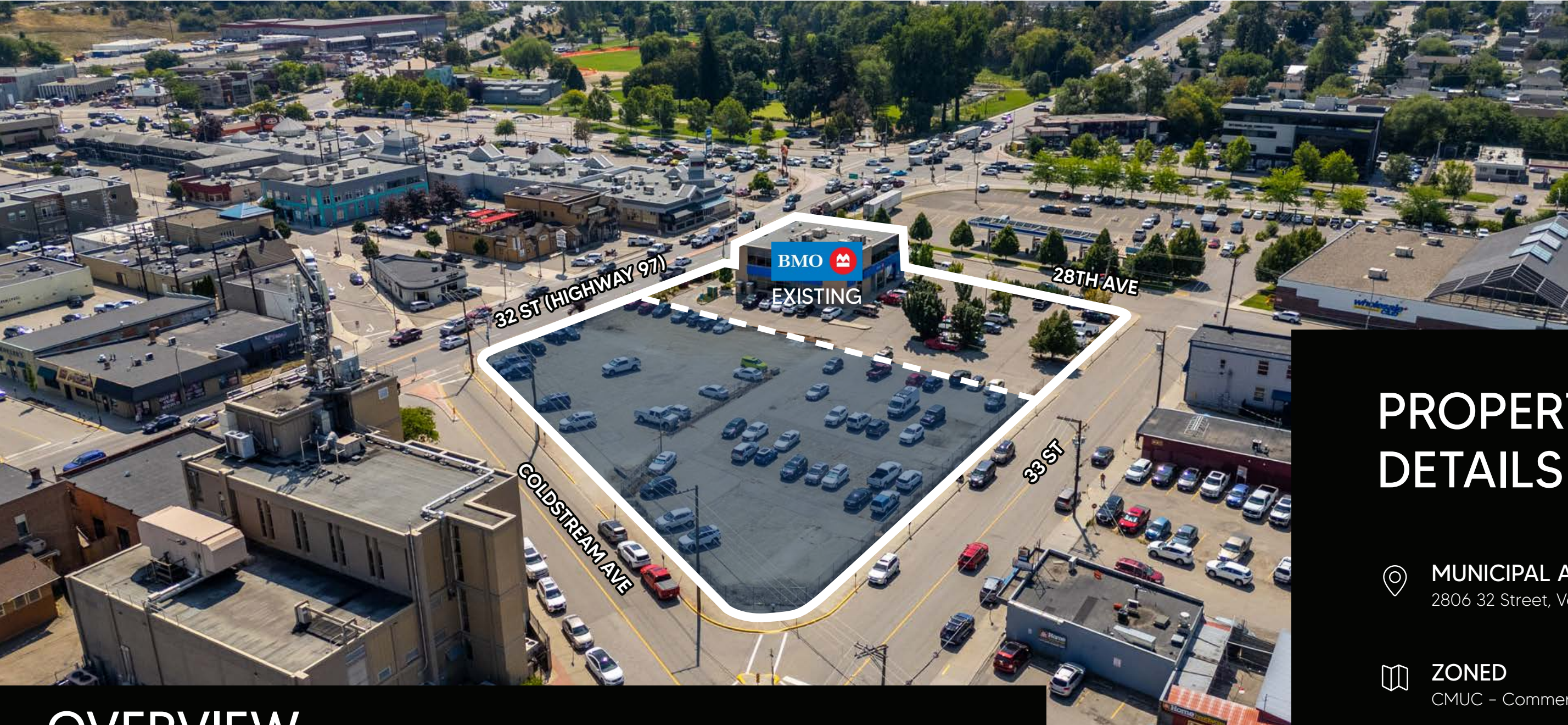
MORGAN ASLING

AGENT

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MODERN COMMERCIAL TEAM

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OVERVIEW

Situated along Vernon's main arterial corridor, 2806 32nd Street offers a prime location for a custom-built commercial space in the heart of the city's commercial core. This high-visibility property fronts one of Vernon's busiest thoroughfares, providing excellent exposure, convenient access, and prominent visibility from Highway 97.

Zoned CMUC – Commercial Mixed Use, the site allows a broad range of uses, including retail, office, dining, health services, and child care—offering flexibility for a variety of tenants. Surrounded by well-established brands such as Starbucks, London Drugs, The Brick, Shoppers Drug Mart, and RBC Royal Bank, the property benefits from strong neighbouring traffic and consumer activity.

Will construct on a build-to-suit basis, creating a space tailored to the operational needs of a qualified tenant in this proven, high-traffic corridor.

PROPERTY DETAILS



MUNICIPAL ADDRESS

2806 32 Street, Vernon, B.C.



ZONED

CMUC – Commercial Mixed Use



BASE RENT

CONTACT LISTING AGENT



HIGHLIGHTS



HIGH EXPOSURE SITE

High-visibility site on 32 Street (Highway 97) in the heart of Vernon's commercial core, offering excellent frontage and exposure.



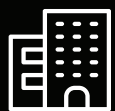
EXCEPTIONAL EXPOSURE & ACCESSIBILITY

Positioned along a major arterial route with strong local and regional traffic, surrounded by established national and local brands.



STRONG GROWTH OUTLOOK

Located within a city projected to welcome 20,000 new residents over the next 20-30 years, supporting long-term demand.



CUSTOM DESIGN POTENTIAL

Opportunity to create a purpose-built space with prominent signage and dedicated parking to suit tenant needs.

ZONING

CMUC - COMMERCIAL MIXED USE

Permits a wide variety of commercial, service, and community-oriented uses. This includes opportunities for retail, office, dining, health services, and child care, among others. The flexible zoning framework supports both single-tenant and multi-tenant development, allowing businesses to design a space that meets their specific operational needs while benefiting from a prime, high-visibility location.





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