



Industrial Development Land in Central Vernon

- 2.029 acre fully graded site with a solid bedrock underlay, offering exceptional stability for development.
- Approved Development Permit (DP) plans in place for a strata warehouse project, offering a competitive advantage for developers.



PROPERTY DETAILS

LIST PRICE: \$2,850,000

CIVIC ADDRESS	4606 29th Street, Vernon, BC
LEGAL DESCRIPTION	Lot 2 District Lot 38 and Section 3 Township 8 Osoyoos Division Yale District Plan 25242 Except Plans KAP48102 and KAP91587
PID	005-565-502
LAND AREA	2.029 acres or 88,383 SF
ZONING	INDL, Light Industrial
FUTURE LAND USE	Light Industrial / Service Commercial
POTENTIAL DENSITY (FAR)	2.0 FAR
PROPERTY TAXES	\$976 (2023)
SERVICING & POWER	All services to lot line.



OVERVIEW

**4606 29TH STREET,
VERNON BC**

Industrial Development Land

HM Commercial Realty is pleased to present the opportunity to purchase 2.029 acres of industrial development land in a Central Vernon location.

- 2.029 acre fully graded site with a solid bedrock underlay, offering stability for development.
- Approved Development Permit (DP) plans in place for a strata warehouse project, offering a competitive advantage for developers.
- Centrally located within Vernon's established industrial and commercial core, offering convenient access to major routes and surrounding amenities.
- Close proximity to Vernon's North End shopping district, including Village Green Mall and Anderson

Crossing. This bright and vibrant commercial area features a mix of retail, service, and industrial uses that draw consistent local and regional traffic.

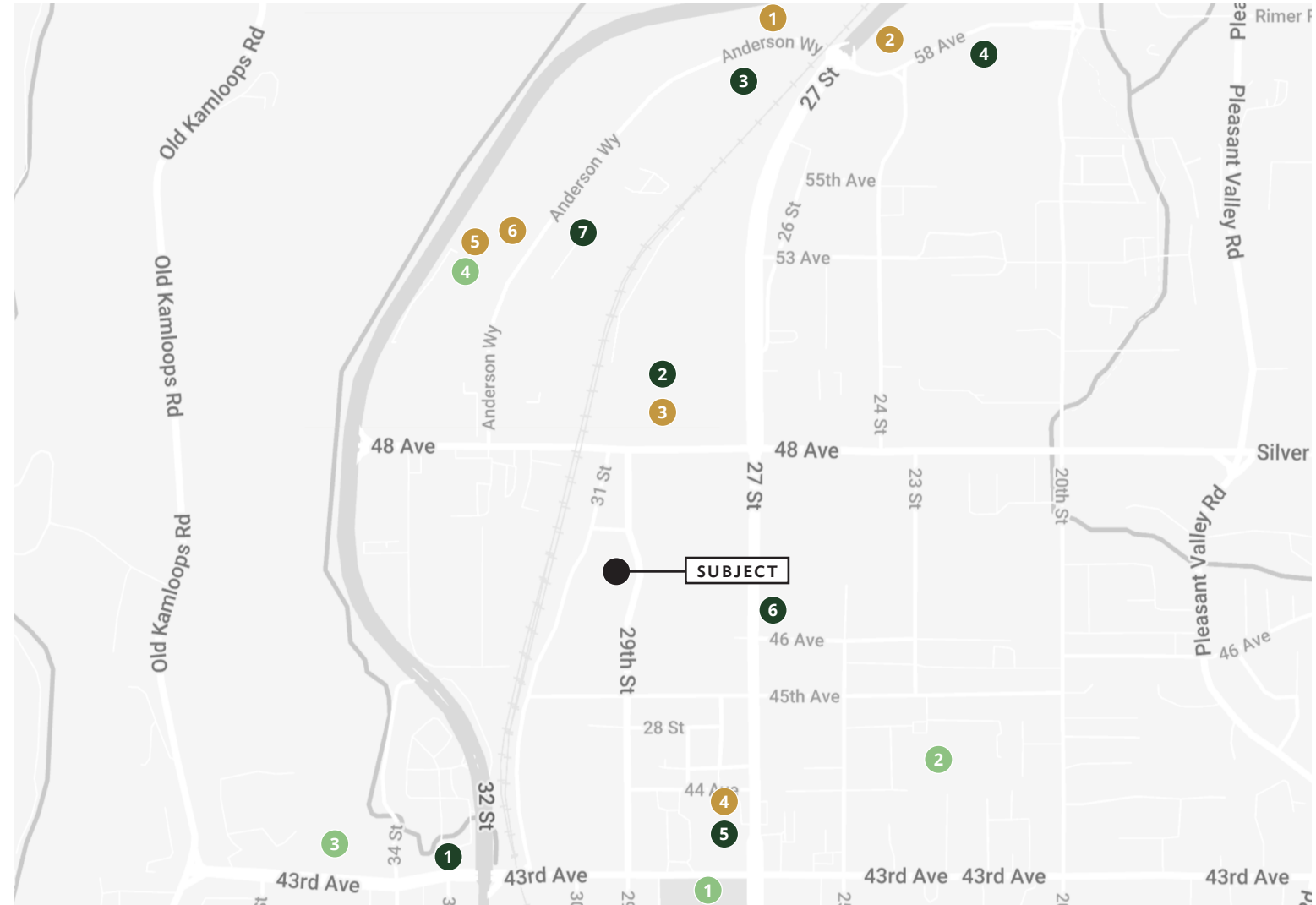
- Scarce opportunity to acquire industrial land in Vernon, where supply is increasingly limited and demand for functional industrial space continues to grow.
- Drive-through access permitted, enhancing site flexibility and ideal for logistics, trades, and light industrial uses requiring efficient vehicle circulation.



AERIAL

Central Vernon Location

Centrally located within Vernon's established industrial and commercial core, offering convenient access to major routes and surrounding amenities. Close proximity to Vernon's North End shopping district, including Village Green Mall and Anderson Crossing. This bright and vibrant commercial area features a mix of retail, service, and industrial uses that draw consistent local and regional traffic.



LOCATION

CIVIC & RECREATION

1. Macdonald Park
2. Harwood Elementary
3. Kal Tire Place
4. Lake City Casino

SHOPS & SERVICES

1. Vernon Square Mall
2. Village Green Shopping Centre
3. Anderson Crossing
4. Vernon SmartCentre
5. Midtown Mall
6. Home Hardware
7. Real Canadian Superstore

RESTAURANTS & BREWERIES

1. Cactus Club
2. McDonald's
3. Starbucks
4. Subway
5. Wings
6. Pizza 64



THE FINE PRINT

Important Information & Disclaimers

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We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

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Unison HM Commercial Realty is a boutique Kelowna brokerage team of licensed Commercial Real Estate Professionals.

NON-DISCLOSURE & NON-SOLICITATION AGREEMENT

RE:	4606 29th Street, Vernon, BC
LEGAL DESCRIPTION	Lot 2 District Lot 38 and Section 3 Township 8 Osoyoos Division Yale District Plan 25242 Except Plans KAP48102 and KAP91587
PID:	005-565-502

Collectively referred to as the Property (the "Property")

Kerr Properties 002 Ltd. ("the "Owner") is the Owner of the Property and has engaged Geoffrey Oliver Personal Real Estate Corporation, licensed with Unison HM Commercial Realty, (the "Broker") as the exclusive broker representing them on the sale of the Property. The Owner and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owner, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the "Confidential Material").

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property, its Owner and Broker.

The Owner and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a Principal or a Consultant to the Principal.
2. You understand and acknowledge that Owner, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owner and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owner.
4. The Confidential Material will not be used or duplicated by you in any way detrimental to Owner and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker's or Owner's request.
5. Unless with the written approval of the Owner, you agree not to solicit any of the Owner's employees, agents, or contractors in relation to any form of employment, independent contracting, or business dealings for a period of twelve months from the date of this Agreement.
6. No failure or delay by Owner and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your agreement to do so constitutes a material inducement to Owner and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20____.

Per: _____

Buyer's Signature	Buyer's Company Name
_____	_____
Buyer's Name	Buyer's Company Address
_____	_____
Title	Email Address
_____	_____
Phone Number	Fax Number
_____	_____

The Buyer's Agent accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20____.

Per: _____

Buyer Agent's Signature	Buyer Agency Name
_____	_____
Buyer Agent's Name(Please print)	Buyer Agency Address
_____	_____
Title	Email Address
_____	_____
Phone Number	Fax Number
_____	_____

Once completed in full, please email to:

info@hmcommercial.com
Unison HM Commercial Realty
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LEADERS IN COMMERCIAL REAL ESTATE



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PROUDLY PRESENTED BY



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