



High Exposure Commercial Land in Vernon

- 9.358 acres of high-visibility commercial/split zoned land fronting Pleasant Valley Road, with excellent exposure and frontage along Highway 97.
- High profile location just minutes from Anderson Crossing Mall and Vernon's North End shopping district.

PROPERTY DETAILS

LIST PRICE: \$4,500,000

CIVIC ADDRESS	6628 Pleasant Valley Road, Vernon, BC
LEGAL DESCRIPTION	Lot 1 Block 6 Section 14 Township 8 ODYD 749 Except Plans H433 And H16713
PID	001-859-803
LAND AREA	9.358 acres
ZONING	C4 Service Commercial & CR Country Residential
FUTURE LAND USE	MC (Mixed Commercial) & LI (Light Industrial)
PROPERTY TAXES	\$2,061 (2023)
SERVICING & POWER	Water and gas



OVERVIEW

**6628 PLEASANT VALLEY ROAD,
VERNON, BC**

Development Land Opportunity

HM Commercial Realty is pleased to present the opportunity to purchase a versatile commercial land opportunity at 6628 Pleasant Valley Road, strategically located just off the highway with excellent visibility and just a short distance from Vernon's North End shopping district.

- 9.358 acres of high-exposure commercial land along Pleasant Valley Road, just off of Highway 97 with excellent exposure.
- Strategic location near Anderson Crossing Mall and Vernon's North End shopping district.
- Significant upside potential upon North Okanagan Wastewater Recovery Project. Current possibility to create in place commercial grade septic.
- Well positioned for large-format users and future development.
- Split-zoned C4 (Service Commercial) & CR (Country Residential).
- Re-zoning opportunity possible with future land use set as mixed commercial and light industrial.



AERIAL

Easily Accessible Site with Highway Exposure

6628 Pleasant Valley Road is strategically located just off of Highway 97 with excellent highway exposure, just a short distance from Anderson Crossing Mall, Smart Centre, and Vernon's North End shopping district. The site benefits from excellent visibility and accessibility within the growing Vernon trade area. The property is positioned close to a wide variety of commercial business such as storage companies, parts dealers and service repair, Vernon Motorsports, dealerships, and more.





THE FINE PRINT

Important Information & Disclaimers

This document/email has been prepared by HM Commercial Realty for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

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.

Any interested party should undertake their own inquiries as to the accuracy of the information. HM Commercial Realty excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HM Commercial Realty and / or its licensor(s).

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

NON-DISCLOSURE & NON-SOLICITATION AGREEMENT

RE:	6628 Pleasant Valley Road, Vernon, BC
LEGAL DESCRIPTION	Lot 1 Block 6 Section 14 Township 8 ODYD 749 Except Plans H433 And H16713
PID:	001-859-803

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
100-730 Vaughan Avenue, Kelowna, BC V1Y 7E4
Tel: (250) 712-3130

LEADERS IN COMMERCIAL REAL ESTATE



HM COMMERCIAL REALTY

250-712-3130
info@hmcommercial.com
HMcommercial.com

100 - 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

PROUDLY PRESENTED BY



GEOFFREY OLIVER

Personal Real Estate Corporation

250-859-4043
geoffrey@hmcommercial.com