



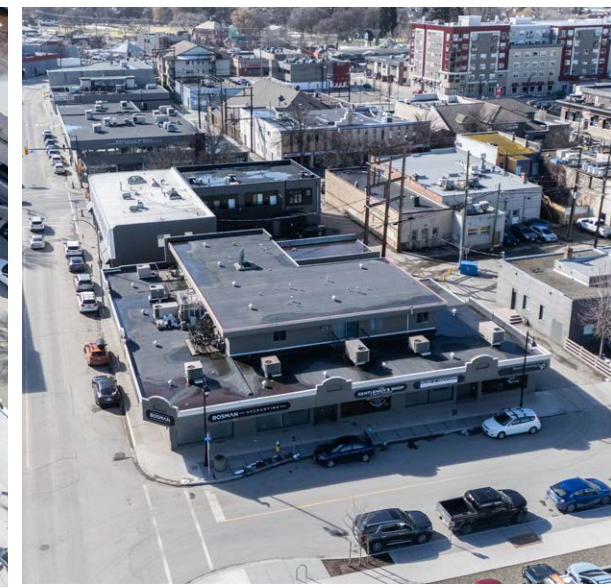
Income Producing Building in Vernon

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- Income-producing corner property with a diversified tenant base in Vernon.
 - Located immediately adjacent to the proposed Greater Vernon Cultural Centre.
 - Future development potential up to 16 stories / FAR 5.0 under OCP.
 - Attractive pricing at \$263/SF of Gross Leasable Area, with a 5.4% cap rate with upside rent potential.

PROPERTY DETAILS

LIST PRICE: \$2,600,000

CIVIC ADDRESS	□ 2902 31 Ave, Vernon, BC, V1T 2G4	■ 3006 29 St, Vernon, BC, V1T 5A7
LEGAL DESCRIPTION	LOT 1 SECTION 34 TOWNSHIP 9 ODYD PLAN 24998	LOT 5 BLOCK 61 SECTION 34 TOWNSHIP 9 ODYD PLAN 327
PID	005-740-959	012-441-279
BUILDING SIZE	9,878 SF	NA
# OF UNITS	7 commercial, 6 residential	NA
LAND AREA	10,000 SF	2,500 SF
ZONING	CMUC - Commercial Mixed Use	CMUC - Commercial Mixed Use
FUTURE LAND USE	Mixed Use High Density	Mixed Use High Density
PROPERTY TAXES	\$23,986.05 (2024)	\$2,518.09 (2024)



OVERVIEW

**3009 29TH STREET & 2902 31ST AVENUE,
VERNON, BC**

Investment Opportunity

HM Commercial Realty is pleased to present the opportunity to purchase an income-producing corner property with a diversified tenant base and revenue stream in the heart of downtown Vernon.

- Income-producing corner property with a diversified revenue stream from six residential suites (2x1-bedroom units & 4x-bachelor units) and seven smaller, easily leasable commercial units.
- 9,878 SF building on a 10,000 SF lot, plus an adjacent 2,500 SF lot, currently used for tenant parking.
- Future development potential up to 16 stories / FAR 5.0 under Official Community Plan.
- Flexible Mixed-Use Commercial zoning allows for a wide range of uses, including residential and mixed-use housing, cannabis retail, commercial storage, food & beverage services, liquor stores, manufacturing, and major indoor entertainment.

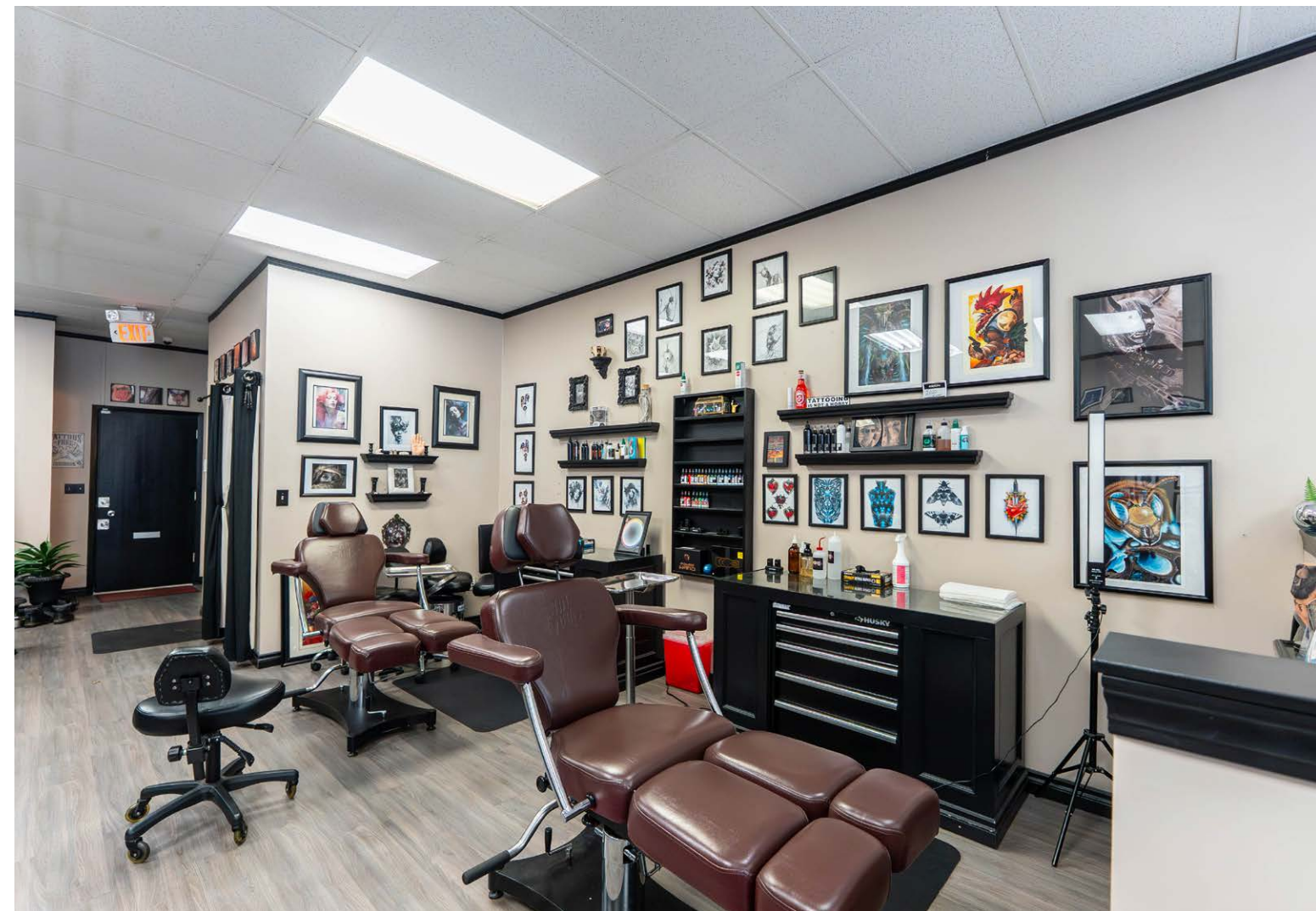
- Prime downtown Vernon location, steps from Justice Park and within walking distance to Polson Park, the Vernon Public Library, and Okanagan Spring Brewery. Surrounded by retail, dining, and professional services.
- Attractive pricing at \$263/SF of Gross Leasable Area, with a 5.4% capitalization rate based on the current rent roll.



AERIAL

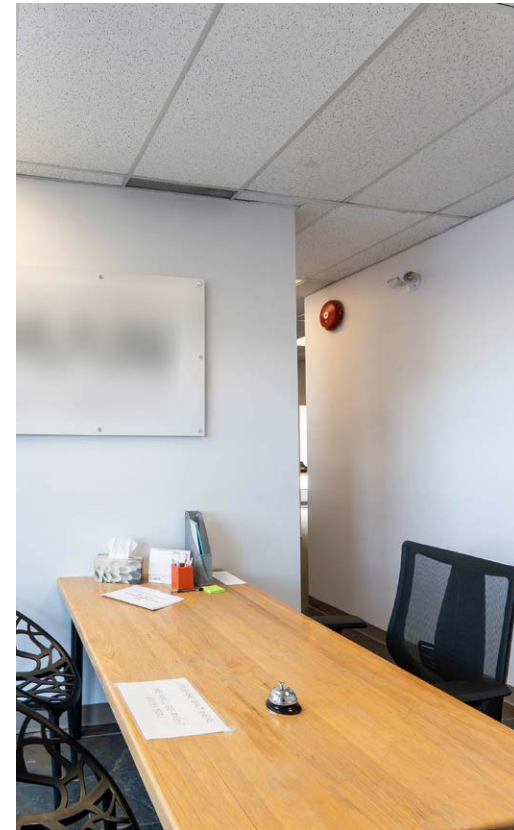
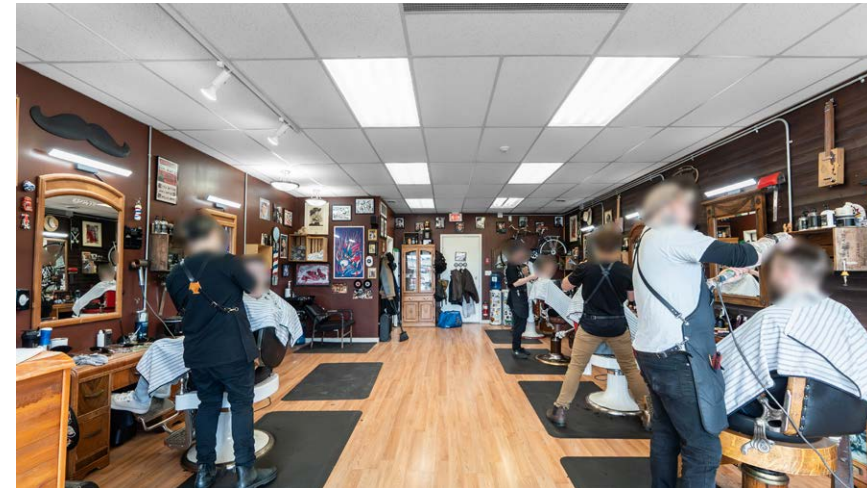
Unbeatable Location in Downtown Vernon

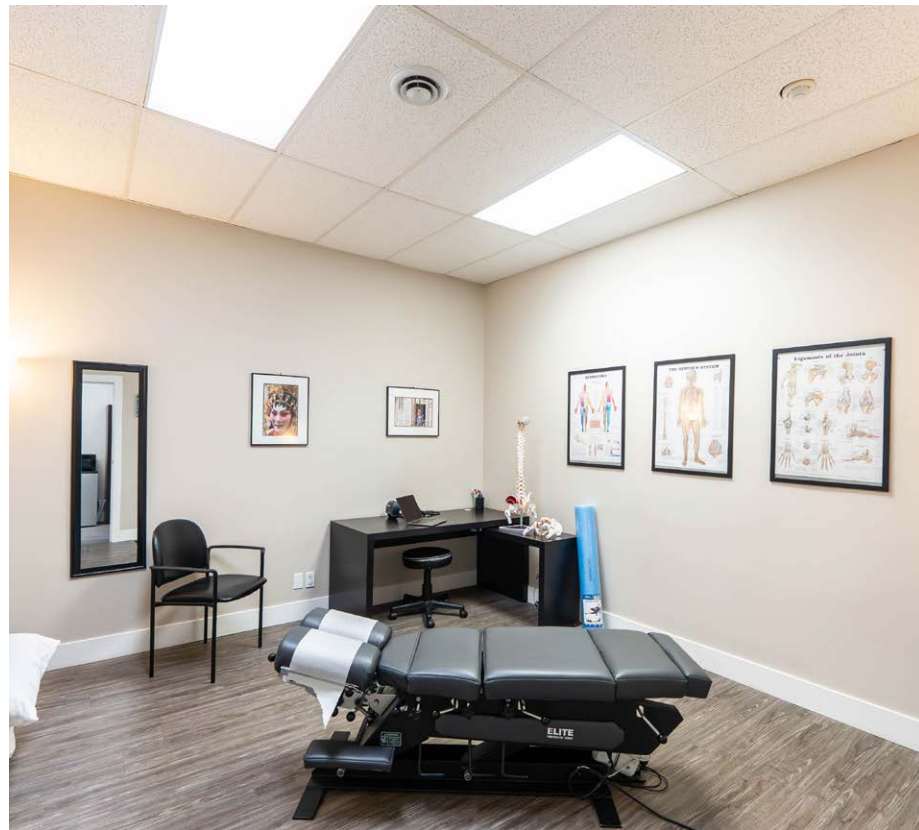
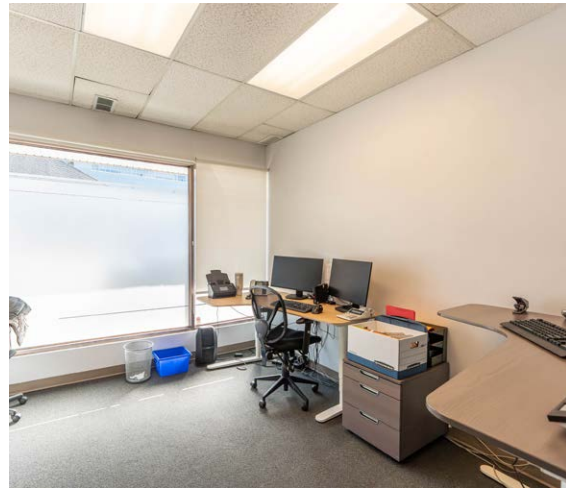
Property is situated in the heart of downtown Vernon, offering excellent access to shops, restaurants, and professional services. Located immediately adjacent to the proposed Vernon Cultural Centre. The property is steps from Justice Park and within walking distance of Polson Park, the Vernon Public Library, and Okanagan Spring Brewery. With Highway 97 just minutes away, Kelowna International Airport is a 35-minute drive, and SilverStar Mountain Resort is reachable in under 30 minutes.



TENANT SUMMARY

UNIT #	TENANT NAME	RENTABLE SF	START DATE	END DATE
2900 31 AVE	F12.Net	1,556	2025-12-01	2027-11-30
2902 31 AVE	Gentlemans Shave Parlour	701	2023-07-01	2028-06-30
2904 31 AVE	Pending	708	2026-11-01	2031-10-31
2906 31 AVE	Casey Wilson - Stylist	701	2025-06-01	2030-05-31
3012 29 ST	Read Head Studio	862	2026-06-01	2029-05-31
3014 29 ST	Vacant	820	-	-
3016 29 ST	Hoffman and McPherson	930	2024-09-01	2027-08-31





THE FINE PRINT

Important Information & Disclaimers

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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:	2902 31 Ave, Vernon, BC, V1T 2G4	3006 29 St, Vernon, BC, V1T 5A7
LEGAL DESCRIPTION	LOT 1 SECTION 34 TOWNSHIP 9 ODYD PLAN 24998	LOT 5 BLOCK 61 SECTION 34 TOWNSHIP 9 ODYD PLAN 327
PID:	005-740-959	012-441-279

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

DEHL HOLDINGS LTD.& WIESER ESTATES 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



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PROUDLY PRESENTED BY



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Personal Real Estate Corporation

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