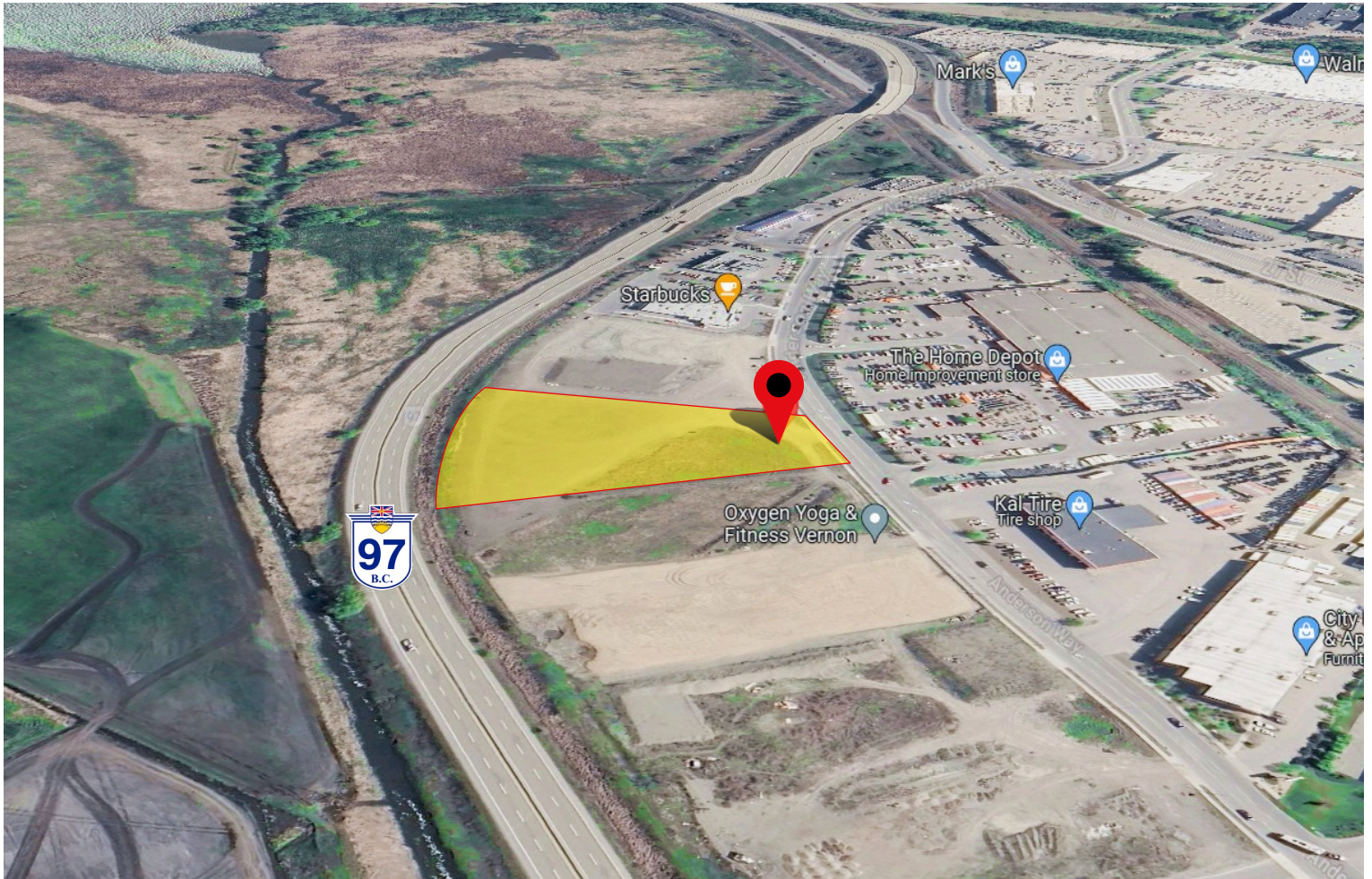


FOR SALE

2.93 Acre, Level, CMUB Parcel

Over 360' of exposure to Highway 97



Lot lines for demonstration only. Actual lot lines and property boundaries to be verified by survey and municipal plans.

5500 Anderson Way, Vernon BC

OPPORTUNITY

Purchase of a completely level, prime exposure lot in the growing commercial business district in Vernon, BC. Surrounded by complementing business including hotel, casino, big box construction, restaurant and furniture enterprises. The ideal location for a large scale operation.

LOCATION

Anderson Way runs parallel to Highway 97, providing excellent access points to the lot for a multitude of building options. Over 360 feet of frontage with direct exposure to Highway 97 for prime business visibility, plus 230' of frontage to Anderson Way provides easy identification for through traffic and customer entrance.

For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

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I-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

2.93 Acre, Level, CMUB Parcel

Over 360' of exposure to Highway 97

CIVIC DESCRIPTION

5500 Anderson Way, Vernon BC
PID: 026-724-642
Plan: KAP81301, Lot: 3, Sec: 10, Township: 8, DL: 38, LD: 41 ODYD
Except Plans KAP60371, EPP67907 and EPP67908

PROPERTY DETAILS

2.93 Acre Parcel | Flat site | Zoned CMUB
Direct Highway 97 exposure

KEY FEATURES

- Site is fully serviced including sewer, water, hydro, natural gas telephone, high speed internet and cablevision
- Well established neighbouring businesses including Home Depot, Tim Hortons, Kal Tire, Fairfield Inn & Suites, City Furniture, Temptasian Restaurant, Lake City Casino
- 363' of visual exposure to Highway 97 traffic
- Easy access from Anderson Way, on municipal transit route
- CMUB zoning allows for a variety of business uses, not limited to:
 - Large and Medium Scale Multi-use Housing.
 - Hotels
 - Outdoor Sales and Service
 - Indoor Sales and Service
 - Vehicle Support Service including automotive repair shops
 - Food and Beverage Service
 - Health Services
 - Shopping Centre
 - Commercial Storage

See additional permitted uses on the attached Zoning pages.

DEVELOPMENT NOTES

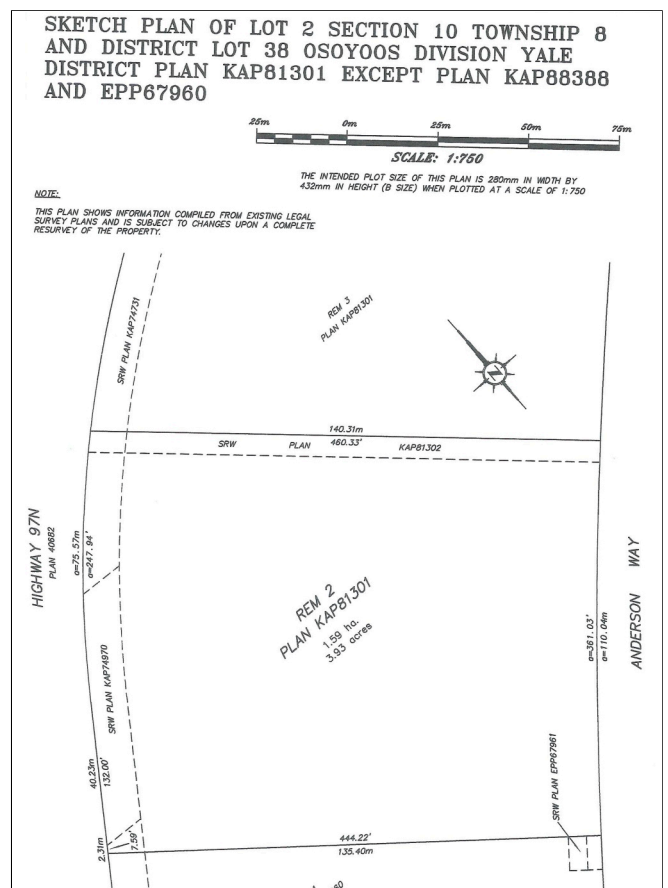
- Development Cost Charges (DCC's): Development cost charges are payable at the time of building permit based on building size.
- Soil Conditions: The property requires site work to be determined by Geotech analysis which shall include removal of organic soils to be replaced with structural materials in the building area.
- Site Services: The Purchaser shall be responsible for site storm retention and disbursement.
- Statutory Right of Way (SRW): adjacent to Hwy 97 is for storm retention, landscaping and bicycle path.
- Connectivity: The City of Vernon requires that there be internal traffic flow between properties along Anderson Way to assist connectivity between properties. Aisleways would work best for this purpose.

OFFER

Purchase price. **\$6,446,000.**
Adjacent property 5460 Anderson Way (3.93 acres.) also for sale.

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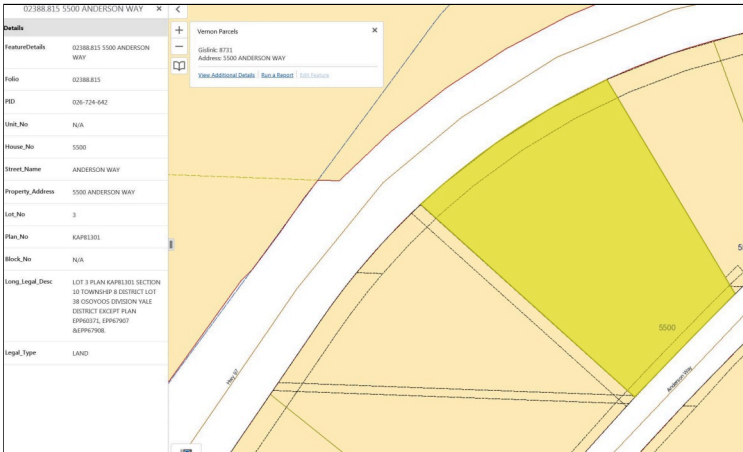
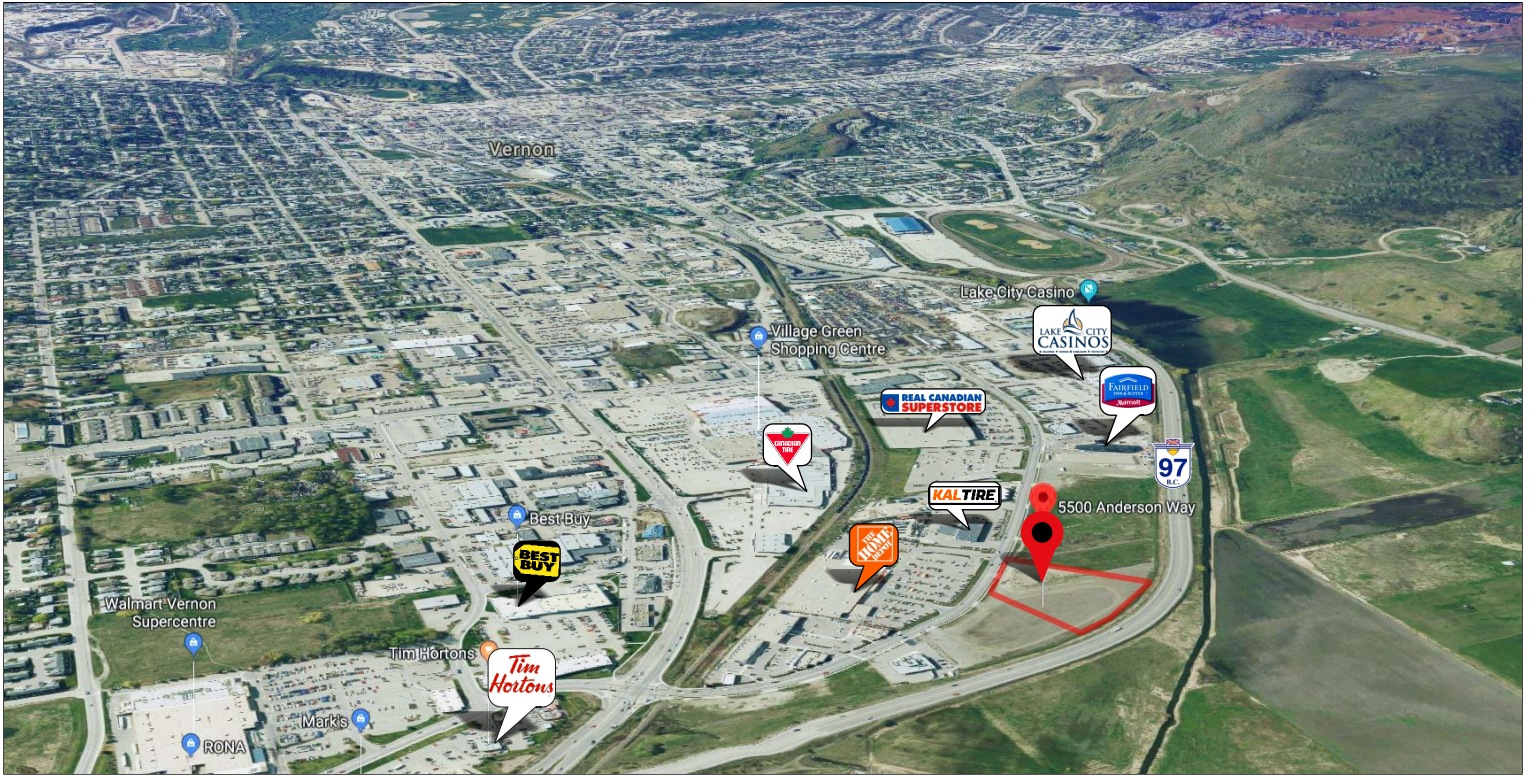
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FOR SALE

2.93 Acre, Level, CMUB Parcel

Over 360' of exposure to Highway 97

LOCATION



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FOR SALE

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Over 360' of exposure to Highway 97

MUNICIPAL ZONING CMUB: Commercial Mixed Use: Business

The purpose is to provide a zone for the development of a mixed use business park accommodating a variety of compatible commercial, light industrial and residential uses in a high-quality urban environment.

Use	Principal	Accessory
Housing		
Large Scale Multi-unit Housing	●	
Medium Scale Multi-unit Housing	●	
Mixed-Use Housing	●	
Commercial		
Accessory Parking		●
Bar	●	
Cannabis Retail Store	●	
Cannabis Lounge		●
Commercial Storage		●
Food and Beverage Service	●	
Grocery Store	●	
Health Service	●	
Home Based Business		●
Hotel	●	
Housing Sales Centre		●
Indoor Sales and Service	●	
Light Manufacturing	●	
Liquor Store	●	
Major Indoor Entertainment	●	
Minor Indoor Entertainment	●	
Office	●	
Outdoor Sales and Service	●	
Outdoor Vending		●
Shopping Centre	●	
Short-term Rental Accommodation		●
Temporary Storage		●
Vehicle Support Service	●	

Use	Principal	Accessory
Industrial		
Indoor Self Storage		●
Community		
Child Care Service	●	
Community Service	●	
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	
Basic Services		
Emergency Services	●	
Essential Utility		●
Health Care Facility	●	
Minor Utility Services		●

11.2.5 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street, Lot, Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column of the table.

Lot Line Abutting a:	Minimum Setback
Street	1.0 m
Laneway or Alley	1.5 m
Housing-based Lot	1.5 m
Non-housing-based Lot	0.0 m
Party Wall	0.0 m

11.2.3 Density of Use

The maximum **Density** is 3.5 FAR.

11.2.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area:** 2,025 m² (0.5 ac)

Minimum **Lot Width:** 30 m

Contact Rob Archibald for a detailed provision of the CMUB Zoning as provided by the City of Vernon.

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11.2.6 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Principal Building(s)	30 m (8 Storeys)
Accessory Building(s)	4.5 m

11.2.7 Development Regulations

- .1 **Lots** in this zone must be provided with **Landscaping** to at least the extent indicated in the left-hand column of the following table and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated in the right-hand column.

Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)
20%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom

- .2 Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 80 m.
- .3 **Vehicle** access must be from an abutting **Laneway**. Where there is no abutting **Laneway**, **Vehicle** access must be from a **Flanking Street** for **Corner Sites**.
- .4 Despite the **Setbacks** specified in Subsection 11.2.5:
- i. **Surface Parking Lots** and loading, storage, and waste collection areas must not be located between a **Principal Building** and a **Street** and must provide a minimum 2.0 m wide **Landscape Buffer** where **Adjacent** to a **Street**.
 - ii. **Surface Parking Lots** and loading, storage, and waste collection areas may project into, or be located within, a **Setback** abutting another **Site** where a minimum 1.5 m wide **Landscape Buffer** is provided adjacent to the **Lot Line**.
- .5 **Medium** or **Large Scale Multi-unit Housing Uses** must only be located on the same **Lot** or **Site** as a **Mixed Use Housing Use**.

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