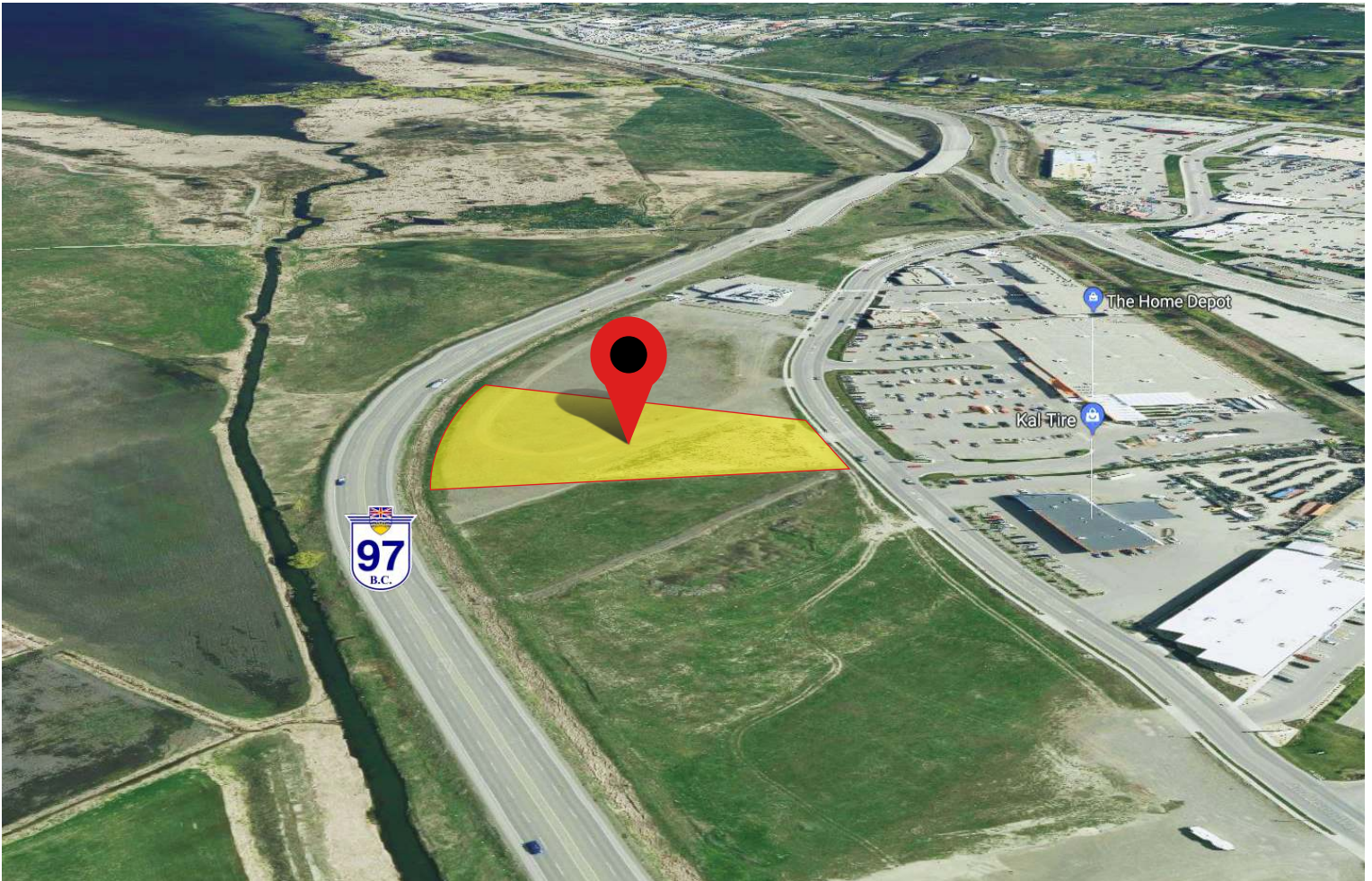


FOR SALE

2.93 Acre Level CD1 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. Additional: the adjacent parcel of 5460 Anderson Way, at 3.93 acres is also available for purchase.

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.

ROB A. ARCHIBALD

250 717 6688

RobArchibald@shaw.ca

COMMERCIAL

KelownaCommercial.ca

**Royal LePage Kelowna
Brokerage**
Independently Owned & Operated

ROYAL LEPAGE

I-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

2.93 Acre Level CD1 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 CD1
Direct Highway 97 exposure

KEY FEATURES

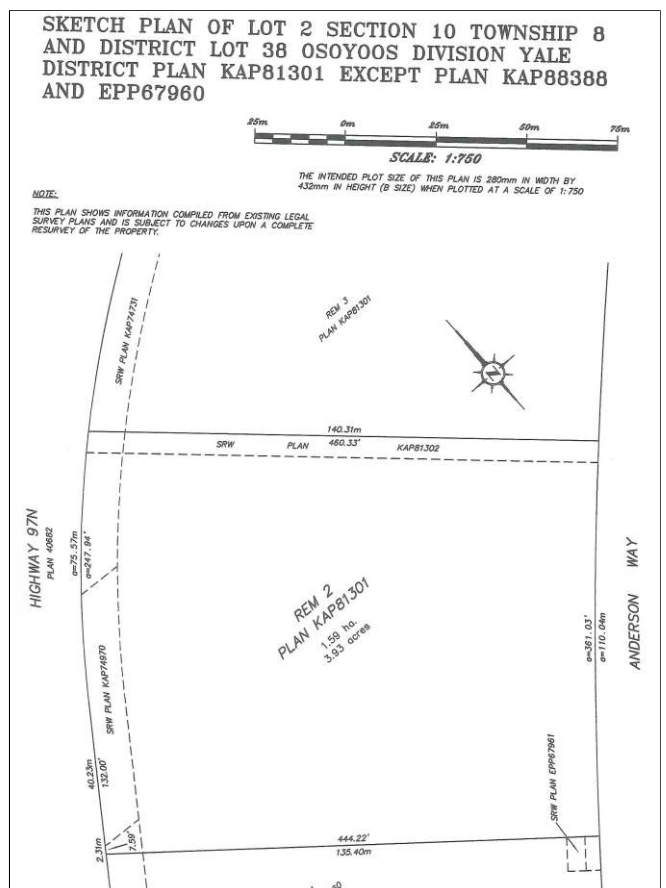
- Site is fully serviced including sewer, water, hydro, natural gas telephone, high speed internet and cablevision
- Well established neighbouring businesses including Home Depot, Tim Hortons, Kal Tire, Fairfield Inn & Suites, City Furniture, Temptasian Restaurant, Lake City Casino
- 363' of visual exposure to Highway 97 traffic
- Easy access from Anderson Way, on municipal transit route
- CD1 zoning allows for a variety of business uses, not limited to:
 - Automotive / Recreational Vehicle Sales & Service
 - Drive-through Services
 - Financial Services
 - Food Primary Services
 - Health Services
 - Hotels, Motels
 - Office
 - Retail Stores
 - Warehouse Sales

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. **\$2,868,470.**
Adjacent property 5460 Anderson Way (3.93 acres.) also for sale.



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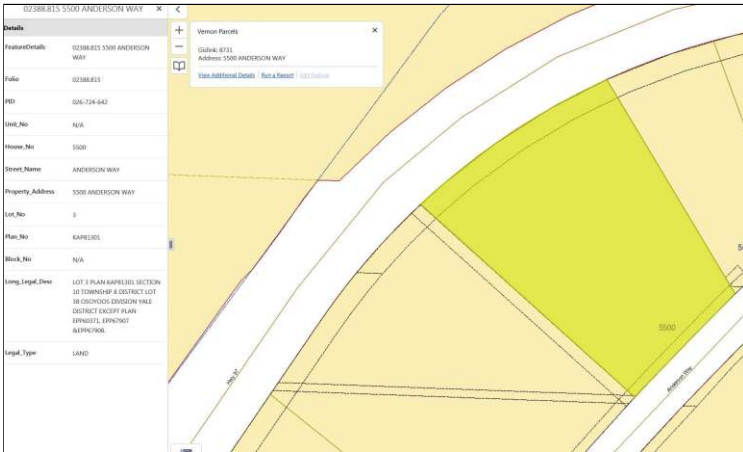
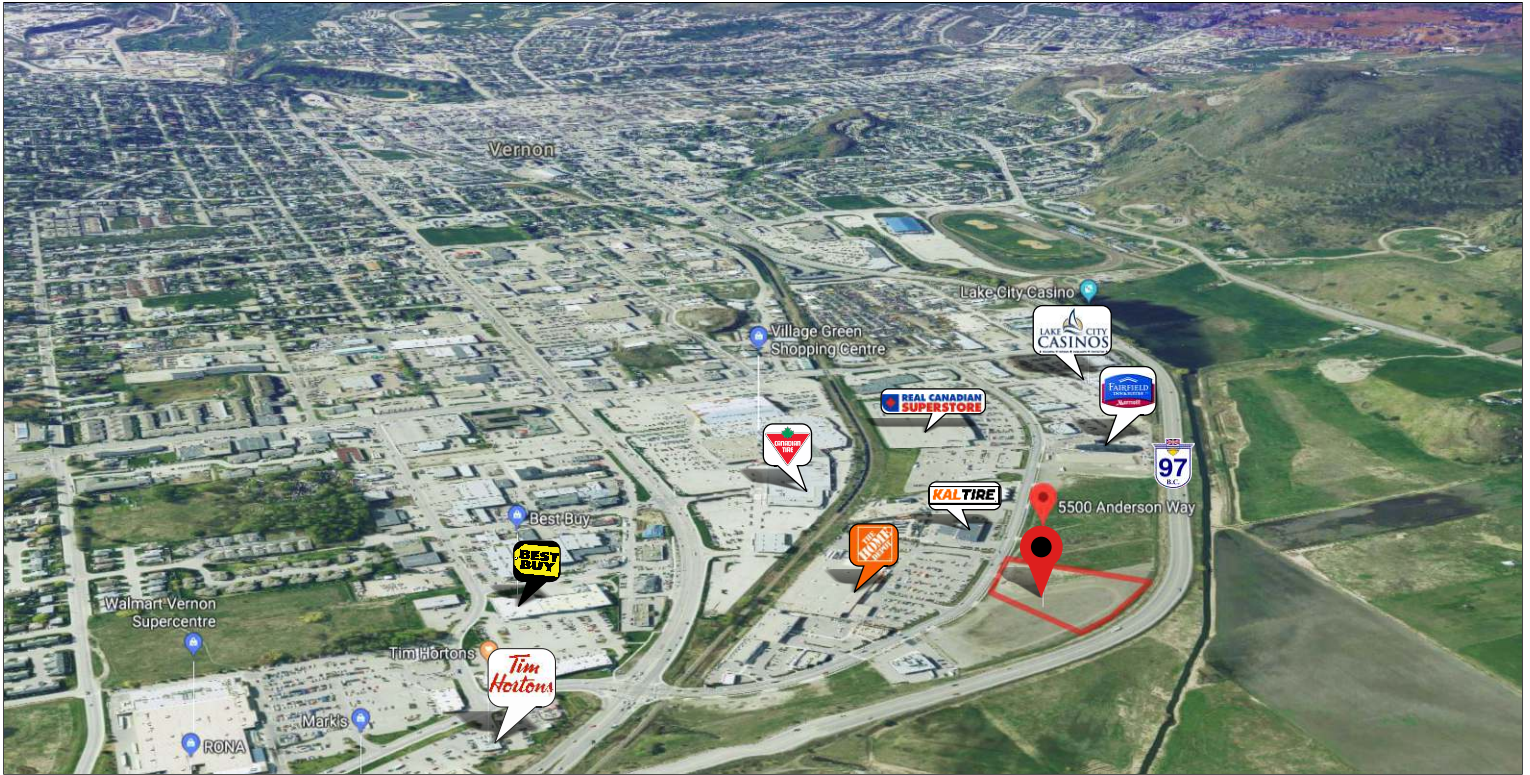
I-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

2.93 Acre Level CD1 Parcel

Over 360' of exposure to Highway 97

LOCATION



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

NOTATION

Effective 2020, Anderson Local Improvement charges will no longer be levied. For ESTIMATED TAXES effective 2020, please call Rob Archibald.

For details or viewing of the subject, contact

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1-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

2.93 Acre Level CD1 Parcel

Over 360' of exposure to Highway 97

MUNICIPAL ZONING CD1: Comprehensive Development Area 1

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.

Principal Uses (Type 1):

- automotive and recreation vehicle sales/rentals
- automotive and equipment repair shops
- broadcasting studios
- business support services
- call centres
- commercial schools
- drive-through services
- drive-through vehicle services
- emergency protective services
- equipment rentals
- extended medical treatment services
- farmer's market
- financial services
- food primary establishments
- funeral services
- health services
- hotels
- motels
- offices

- participant recreation services, indoor
- participant recreation services, outdoor (except riding stables)
- personal services
- retail cannabis sales (Bylaw 5731)
- retail stores, convenience
- retail stores, general
- retail stores, licensee
- service stations, minor
- spectator entertainment establishment
- shopping centres
- warehouse sales

Secondary Uses Area A (Type 1):

- amusement arcades, minor
- apartment housing
- outdoor storage
- residential security/operator unit
- utility services, minor

Other Regulations:

- No use shall produce dust, dirt, toxic or offensive odours or gas.
- No use shall produce heat or glare perceptible from any lot line of the subject property.
- No use shall produce noise that creates a nuisance.
- No use shall create fire, explosion or other safety hazards.
- The parking requirements are as specified in Table 7.1 of this bylaw.
- Landscaping requirements are as specified in the Development Permit Guidelines.
- For Care Centres a safe drop-off area for patrons shall be provided on the site.
- Outdoor storage shall be screened from view of any street or lane and from adjacent properties and outdoor storage areas relating to tire service centres shall be screened in a material and colour consistent and complimentary with the primary building.
- Apartment housing requires a separate at-grade access from the commercial uses.
- A minimum area of 2.0m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 4.0m² of private open space shall be provided per 1 bedroom dwelling, and 5.0m² of private open space shall be provided per dwelling with more than 1 bedroom.
- Only one residential security/operator unit is permitted on a site.
- In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4 (secondary development, yards, projections into yards, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the landscaping and fencing provisions of Section 6; and the parking and loading regulations of Section 7.
- Front yard landscape buffer width is to be a minimum 3m, side yard buffer width is to be a minimum 1.5m, rear yard buffer is to be a minimum 1.5m.
- No fencing shall be permitted, with the exception of fencing being utilized for the purpose of screening outdoor storage.
- As per Section 4.10.2 - All buildings and structures, excluding perimeter fencing (garden walls and fences) on lots abutting City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B". (Bylaw 5440)

Contact Rob Archibald for a detailed provision of the CD1 Zoning as provided by the City of Vernon.

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