

For Sale

Marcus & Millichap

MCEVAY | BLAIR
MULTIFAMILY GROUP

Horizon Manor

1903 31A Street, Vernon, BC

Well maintained 24-unit apartment building located next to Vernon Jubilee Hospital, offering huge value-add potential through below market rents.



Opportunity

The McEvay Blair Multifamily Group of Marcus & Millichap is pleased to present the opportunity to acquire Horizon Manor – a well-maintained 24-unit apartment building located next to Vernon Jubilee Hospital at 1903 31A Street. (the “Property”).

Situated on a 18,775 sq ft lot and designated Medium Scale Housing (MSH), the Property offers long-term stability with future redevelopment potential. Residents benefit from immediate access to the hospital, nearby retail, and the amenities of Downtown Vernon, supporting consistent rental demand.

The Property has been well cared for by current ownership with recent capital expenditures, including a new roof and hot water tank. The suite mix features three 2-bedroom units and twenty-one 1-bedroom units, including two top floor penthouses that enhance the Property’s overall rental appeal. With rents significantly below market, the Property presents a clear value-add opportunity for incoming investors.

Horizon Manor is the opportunity to acquire a stable, income-producing asset on an oversized lot in a prime Vernon location, with meaningful rental upside and long-term strategic potential under its MSH zoning designation.



Salient Details

Address

1903 31A Street, Vernon, BC

PID

001-732-447

24 Units

21-1 Bedroom, 3-2 Bedroom

Lot Size

18,775 sf (149' x 125')

Year Built

1974

Construction

3 Storey Wood-Frame

Laundry

Owned Coin-Operated Washers & Dryers

Gross Revenue

\$258,466

Price/Unit

\$179,167

List Price

\$4,300,000

Offering Process

Access to the online data room is available upon execution of the digital Confidentiality Agreement.

[CA & Data Room](#)

Investment Highlights



Large Lot

A large 149 x 125 foot lot offering strong redevelopment potential in the future.



Capital Expenditures

Recent Capital expenditures include a new roof and hot water tank.



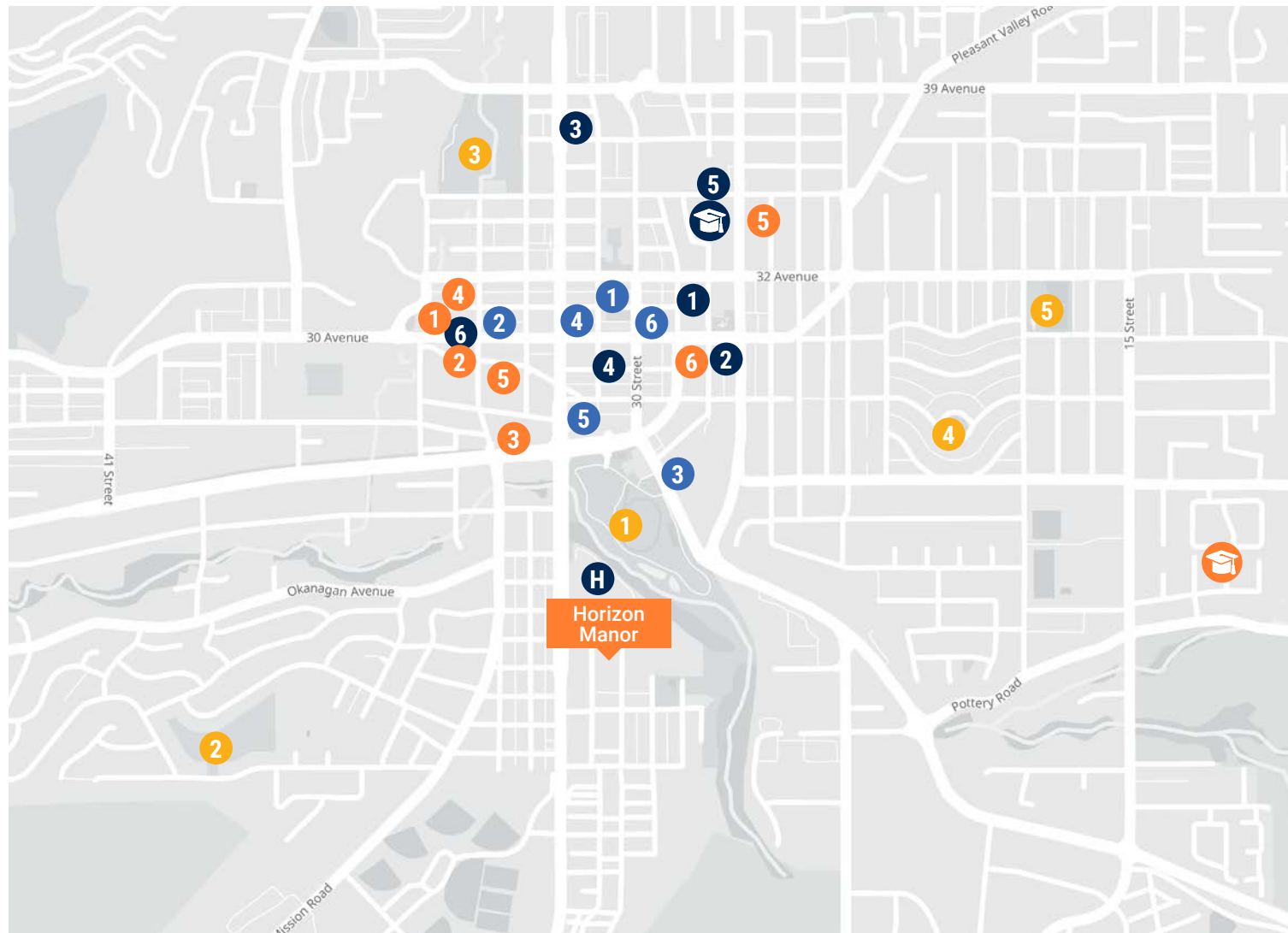
Value-Add Potential

Below market rents offer incoming investors value-add opportunity through turnover.



Prime Location

Prime Vernon location ideally situated directly across from Vernon Jubilee Hospital.



Amenities

● Cafes/Bakeries

1. Ratio Coffee & Pastry
2. Blenz Coffee
3. Starbucks
4. Hot Bread Shoppe
5. Tim Hortons
6. Triumph Coffee

● Shopping/Services

1. FreshCo
2. Nature's Fare Markets
3. Wholesale Club
4. Shoppers Drug Mart
5. Home Hardware
6. Angry Otter Liquor

● Dining/Entertainment

1. Eatology
2. Masiero Pizzeria Napoletana
3. Hot Spot on 6
4. Phoenix Steakhouse
5. Earls Kitchen + Bar
6. Mahoroba Japanese

● Recreation

1. Polson Park
2. Mission Hill Park
3. Vernon Recreation Centre
4. Crescent Park
5. Lakeview Park

H Vernon Jubilee Hospital

 Beirsto Elementary

 Vernon Secondary School

WALK SCORE

Very Walkable

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Patrick Ferrie

Associate

(250) 793-3498

Patrick.Ferrie@MarcusMillichap.com

James Blair

Personal Real Estate Corporation
(604) 790-7089
James.Blair@MarcusMillichap.com

Adam Herman

Personal Real Estate Corporation
(604) 652-3016
Adam.Herman@MarcusMillichap.com

Patrick McEvay

Personal Real Estate Corporation
(604) 789-0720
Patrick.McEvay@MarcusMillichap.com

Sunil Suvarna

(778) 772-5133
Sunil.Suvarna@marcusmillichap.com

Marcus & Millichap | 1111 West Georgia Street, Suite 1100, Vancouver, BC V6E 4M3

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