



## 7851 97 Highway Vernon British Columbia

\$1,350,000

**\*\*LIMITED TIME OFFERING\*\*** Previously listed at \$1,495,000; now offered at \$1,350,000. **PRICED TO SELL.** Formerly a retail country goods store, 7851 Highway 97 blends rustic character and small-town appeal while offering the functionality needed for modern service commercial or retail businesses. This unique property offers 5,594 SF, including 4,024 SF on the main floor and a 1,570 SF mezzanine with an additional 2,360 SF covered section ideal for storage, outdoor display or weather-protected operations. Inside the building is an open retail area featuring two bathrooms, three change rooms and plenty of storage space, providing flexibility for a variety of layouts and uses. The site plan outlines unpaved parking for 26 vehicles, offering ample parking or yard space. The building features approximately 19' clear to the ceiling and 10' clear to the mezzanine, is equipped with 200 AMP 3 phase power and is serviced by a well water system. Zoned C-2 (Highway Commercial), this property allows for a broad range of uses including retail, service commercial, office and light industrial. This is an excellent opportunity for owner-operators seeking high exposure along Highway 97 at a tremendous value of \$241 PSF OR for investors with \$1.5M in supported value based on a 6% capitalization rate with market rents achieved. This presents an opportunity to establish or grow your business in one of the area's fastest growing areas in the North Okanagan. (id:6769)

Listing Presented By:



Originally Listed by:  
Venture Realty Corp.

<https://venturecommercial.ca/>



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