



**2449 BURRARD Avenue Vanderhoof British Columbia**  
**\$335,000**

Prime main street commercial opportunity in downtown Vanderhoof! This well-located building offers excellent exposure with sidewalk frontage and rear lane access to parking and storage. Updates include a high-efficiency gas furnace, hot water tank, updated windows, and 200 amp electrical service. Interior features a functional layout with office space, small kitchen area, lunch room, and two 2-piece bathrooms. The part/unfinished basement provides ample additional storage area. Currently operating as a vitamin/health store (an established business for 20 years in this building) and previously a physiotherapy clinic. Other past uses include a convenience/corner/variety store, a coffee shop, water store, book store, and a beauty salon. The C1 zoning allows for a wide range of retail, office, and service uses. Great investment or owner-occupier opportunity! (id:6769)

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