



3001 26 Street Vernon British Columbia

East Hill

\$698,000



Charming Heritage Building for Sale with a Heritage Revitalization Agreement allowing professional offices in conjunction with residential. Located on Main Street, right behind the Vernon Court House, this attractive heritage building offers a unique blend of charm and practicality. Currently utilized as a dentist office, the property also features a cozy one-bedroom suite on the top floor, providing a live-work opportunity or additional rental income. Formerly a lawyer's office, this versatile space can easily adapt to various business use but must be professional offices in conjunction with a residence. Its dual access points enhance convenience and functionality for both clients and staff. Key updates ensure modern reliability: the roof was redone in 2010, a new hot water heater installed in 2021, and the sewer line replaced in 2024. A Floodstopper system was added 15 years ago for extra security, and the building is equipped with two electrical panels--one in the basement and another in the office above the desk. With redevelopment potential under new city policies, this property represents a promising investment opportunity. Whether you're looking to continue its current use or explore new possibilities, this well-located heritage building is ready to meet your business needs. (id:6769)

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