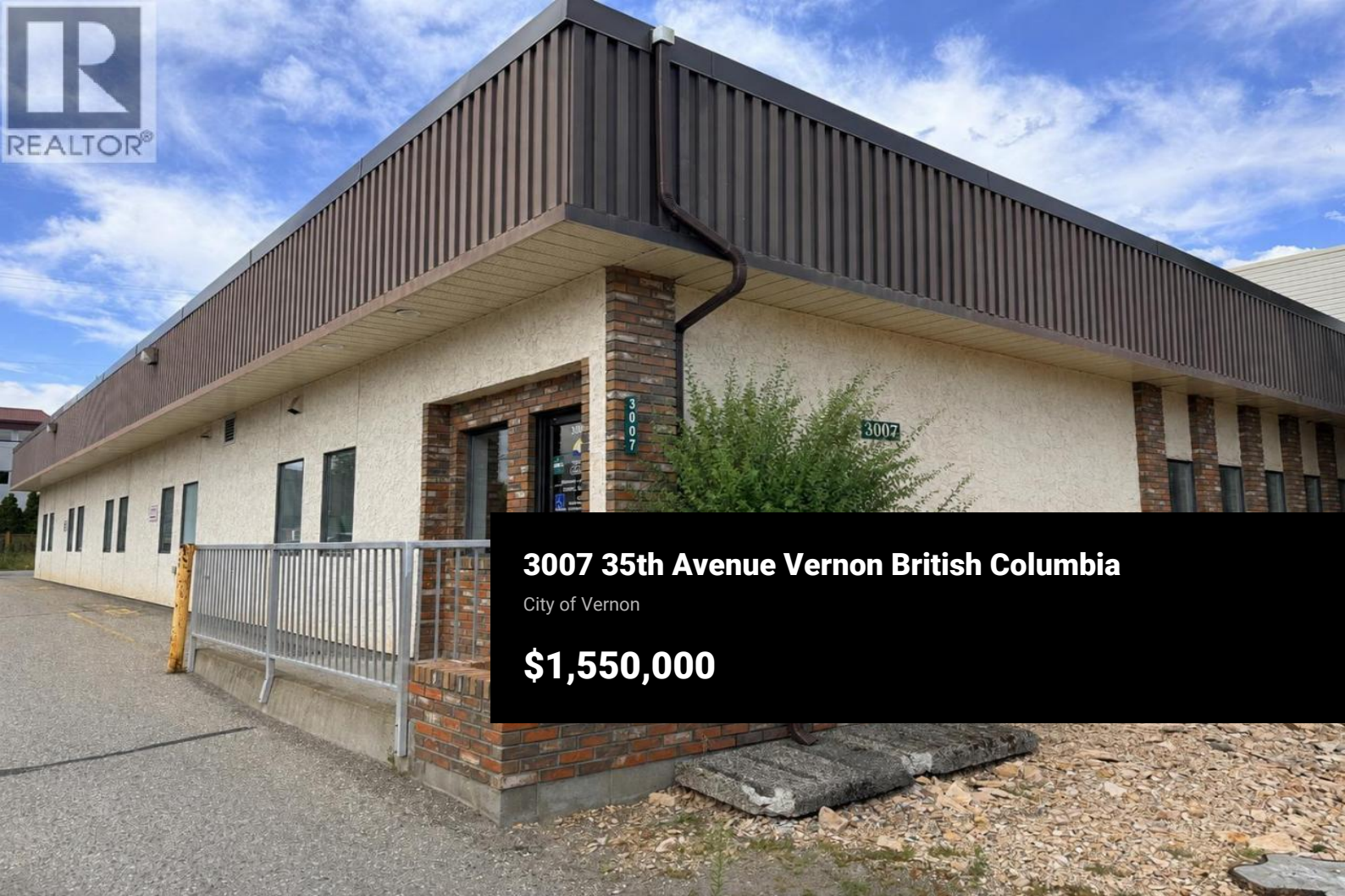
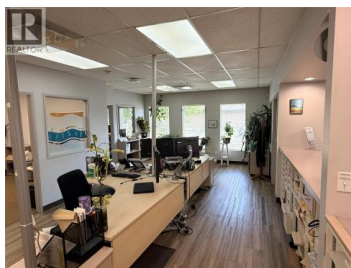
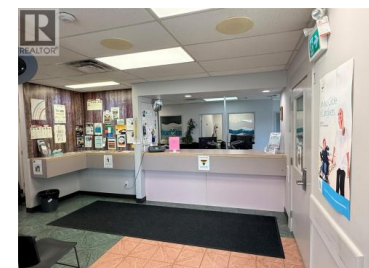




3007 35th Avenue Vernon British Columbia

City of Vernon

\$1,550,000



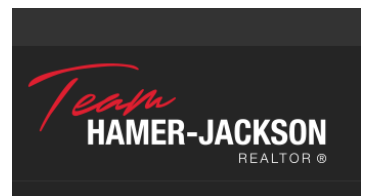
Prime Vernon commercial investment opportunity featuring a long-term Province of British Columbia government tenant. Centrally located at 3007 35 Avenue, the property offers approximately 4,632 sq. ft. of rentable area with a 5-year lease commencing April 1, 2025, plus two additional 5-year renewal options. Zoned CMUB - Commercial Mixed Use: Business, allowing a broad range of commercial and mixed-use opportunities with density up to 3.5 FAR and building height up to 6 storeys. An attractive opportunity to acquire a stabilized government-tenanted asset with secure income and long-term redevelopment potential in a prime Vernon location. (id:6769)

Carlo Giusto

Century 21 Assurance Realty Ltd

Phone: (250) 801-2129

<http://www.kelownabusinessbrokers.ca/>



RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada