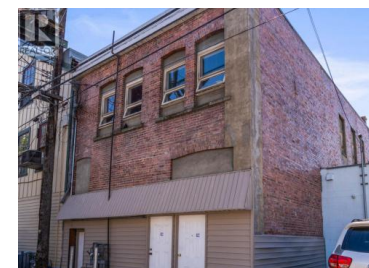




3107 30 Avenue Vernon British Columbia

City of Vernon

\$1,249,000



Opportunity to own a solid 1918 historic commercial building in the heart of downtown Vernon. Located on 30th Avenue with ~7,200 sq. ft over three levels, full basement and 3 bathrooms. The main floor is configured for retail use with strong street presence, 14' ceilings, large storefront windows, excellent visibility, and direct pedestrian access. The upper level is ready for your vision with its own exterior entrance from front and rear of the building, two washrooms, and two additional sinks offers excellent potential for 12' ceilings residential suite conversion, multi-office workspace, restaurant use, and rooftop access with patio potential, subject to municipal approvals. The lower level has interior access plus rear street access with 8' ceilings and a washroom, providing additional storage, service, utility, and flexible-use space. Character features include exposed brick, fir beams and flooring, original pressed tin ceiling details, five large skylights, two safes, and heritage commercial charm throughout. Building features include; 200-amp service with multiple meters, new sewer pipe, rear lane access, hardwired security and camera system, and three pull-down shutters for front-of-store security. A unique downtown Vernon asset with historic character, flexible commercial use, and long-term upside in one of the city's most established business districts. Ideal for a...



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