

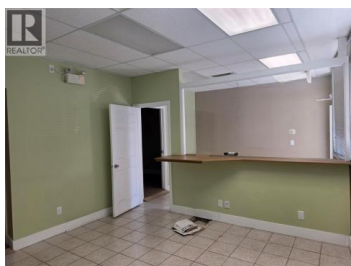


PRIVATE
DRIVEWAY
NO TRESPASSING
NO PARKING

3209/3211 31 Avenue Vernon British Columbia

City of Vernon

\$15



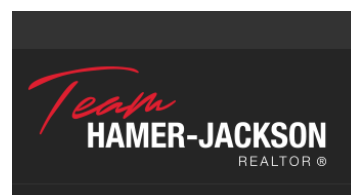
Available now -- 2,412 sq. ft. single-level storefront ideally located just off the highway in downtown Vernon with easy access and 7 dedicated off-street parking spaces. Surrounded by established businesses, restaurants, and the art gallery, this versatile space is well suited for service-based or administrative uses. The unit features a unique angled storefront with awning frontage and opens into a welcoming reception area, a large adjoining conference room, two private offices, a kitchen, bathroom, and additional rear space suitable for storage or a variety of business needs. C8 zoning permits a wide range of uses including business support services, custom indoor manufacturing, educational services, financial services, government agencies, health services, offices, personal services, retail stores, and more. Lease rate is \$15.00 per sq. ft. plus triple net costs, which include water, sewer, garbage/recycling, and taxes. All information deemed important to the lessee should be independently verified by the lessee. (id:6769)

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