



3309 Coldstream Avenue Vernon British Columbia

City of Vernon

\$1,200



Rare opportunity to lease a versatile commercial space in the heart of Downtown Vernon with direct exposure and access along Coldstream Avenue. Offering approximately 1,360 sq.ft. across the main level and basement, this flexible C7-zoned space is ideal for a wide variety of business concepts including boutique retail, wellness services, creative studios, professional offices, educational uses, specialty food concepts, galleries, financial services, and more. Located within Vernon's vibrant Heritage Business District, the property benefits from strong downtown presence, pedestrian accessibility, surrounding businesses, and excellent exposure in one of the city's most dynamic commercial corridors. The layout provides functional street-front space with additional lower-level storage or operational area, making it suitable for both customer-facing and service-oriented businesses. C7 zoning permits an extensive range of commercial, cultural, service, and entertainment uses, creating exceptional flexibility for entrepreneurs and established operators alike. A rare small-format downtown commercial opportunity in a tightly held market. Plus Triple Net Costs. (id:6769)

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