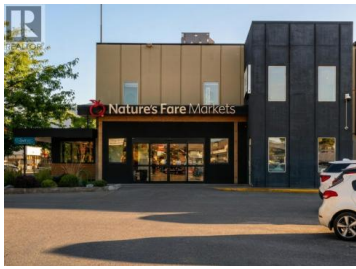




3400 30 Avenue Vernon British Columbia
 City of Vernon
\$8,411,300



Offered for the first time in over a generation, this landmark downtown Vernon property is far more than a commercial investment—it is an offering to steward one of the city's most enduring legacy assets. Originally constructed in 1959 as the home of Vernon's premier Eaton's department store, the building quickly became a defining anchor of the downtown core, and the beginning of a story that has shaped the city's commercial landscape for more than six decades. Occupying nearly one acre of prime downtown real estate, the property is improved with a meticulously maintained mixed-use building comprising 36,000+ square feet of leasable area and an exceptional 51 on-site parking stalls—a rarity in the urban core. The site benefits from Mixed Use - High Density Commercial & Residential designation under the Official Community Plan. Today, the asset is anchored by Nature's Fare Markets, the flagship Vernon location of the respected Pattison Food Group banner, providing the security and stability associated with a premier AAA covenant tenant. Carefully stewarded through decades of ownership, benefited from ongoing capital improvements and professional management, preserving both its architectural character and its institutional-quality investment profile. A rare opportunity to acquire one of Vernon's most recognizable commercial holdings—an irreplaceable legacy asset poised to s...



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