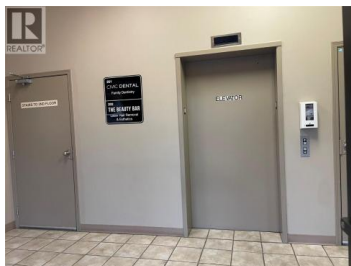
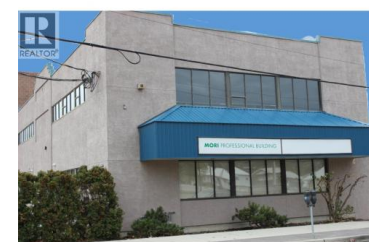




3607 31 Street Vernon British Columbia

City of Vernon

\$1,498,000



Fully Leased Commercial building in prime Vernon location with 6000 SF of leasable space. This hard to find investment property presents a rare opportunity for investors seeking a stable, income-producing asset. With its strategic placement between Vernon's two busiest streets (27th Street and Highway 97) guarantees high traffic exposure, strong demographics, and excellent connectivity to surrounding neighborhoods. The building is well maintained and three of the four tenants have done recent renovations to modernize their units. There is convenient on site parking for both tenants and customers to the building. Beyond its current performance, the property offers significant long-term upside - the Official Community Plan designates the site for Mixed Use High Density Commercial and Residential, making it an ideal candidate for future redevelopment and value appreciation. NOTE: The owner's preference is a share sale. Due to the sensitive nature of the tenant businesses, property showings will be reserved exclusively for qualified buyers actively engaged in the offer process. (id:6769)

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