



## 7920/7912 Highland Road Vernon British Columbia

Swan Lake West

# \$6,100,000



Prime commercial property in a high-exposure location just north of Vernon, offering a rare opportunity to acquire a highly visible asset with strong income potential and long-term upside. This well-known site benefits from excellent frontage and access along Highland Road, just off Highway 97. The building has undergone extensive capital improvements, including a metal roof 2022, updated siding, cedar soffits and column facade, full exterior repaint, and LED lighting throughout. 3 of the multiple Rooftop HVAC units were replaced in 2025, and customer washrooms have been fully renovated, including accessible facilities. Interior improvements include refreshed retail space, full repainting and caulking, and an upper-level office area with six offices, boardroom, and staff room. Additional upgrades include complete data rewiring, improved code compliance, and a grease hood exhaust with fire suppression system. The site features reconfigured parking, automatic entry doors, secured fencing, customer seating areas, and excellent on-site circulation. Approx. 24,919 sq.ft. total, including 17,431 sq.ft. above grade, plus basement space with a cold storage facility and greenhouse structures, offering flexible retail, office, storage, or redevelopment potential. Future wastewater servicing and nearby redevelopment further support long-term value and investment appeal. A rare opportun...



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