



3310 Centennial Drive 1 & 2 Vernon British Columbia

\$1,250,000

This is a professional office building investment opportunity featuring a 4,000 sq. ft. with two self-contained strata units. Each unit offers 2,000 sq. ft., with a split layout of 1,000 sq. ft. on the main floor and 1,000 sq. ft. in the lower level. The building is ideally suited for owner-occupiers such as lawyers, doctors, accountants, financial service providers, etc. offering high-quality, professionally designed office spaces. Key features include: oModern, like-new quality improvements oOffices, four bathrooms, file rooms, lunch areas, and stylish reception zones oExcellent parking with 10 stalls oGood visibility and level access oSome office furniture and equipment negotiable oProximity to over 280 condo units and an estimated 500 residents within walking distance oLocated near downtown amenities This property presents a prime opportunity for owner-occupiers or investors seeking a versatile, well-maintained commercial building in a highly accessible and visible location. NOTE; Zoned 11.2 Commercial Mixed Use including Residential. This sought-after zoning supports a variety of medium-scale commercial and residential uses, offering excellent flexibility for investors and developers. Permitted uses include wide range of commercial opportunities. Both units currently tenanted. (id:6769)

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