



## 2906-2916 30th Avenue Vernon British Columbia

\$3,275,000

Premier Landmark commercial property, the Towne Theatre building, on 30th Avenue, Vernons main retail downtown street. Fully leased with a strong diversified tenant mix with excellent income. Also recently rezoned for high density mixed use commercial/ residential development up to 16 floors. Current tenants include Towne Theatre Society, Castanet Media, Italian Kitchen restaurant, Metis Cultural Society, Centre for Positive Living, Vibe Art Gallery, Dan Poulin Law, and various small businesses in the 2nd floor offices. The building sits on .50 acre site large enough for a future high density project without the need for a land assembly. The site has frontage on 2 streets, 30th and 29th avenue, and has 2 side lanes for amazing access for future re-development. Major updates incl Electric wiring 1996, New HVAC heaters 2013, Roof 2017, new hi-eff Boilers with electronic controls for theater space 2021. Commercial appraisal on file. (id:6769)

Listing Presented By:



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