



3001 26 Street Vernon British Columbia

\$698,000

Charming Heritage Building for Sale with a Heritage Revitalization Agreement allowing professional offices in conjunction with residential. Located on Main Street, right behind the Vernon Court House, this attractive heritage building offers a unique blend of charm and practicality. Currently utilized as a denturist office, the property also features a cozy one-bedroom suite on the top floor, providing a live-work opportunity or additional rental income. Formerly a lawyer's office, this versatile space can easily adapt to various business use but must be professional offices in conjunction with a residence. Its dual access points enhance convenience and functionality for both clients and staff. Key updates ensure modern reliability: the roof was redone in 2010, a new hot water heater installed in 2021, and the sewer line replaced in 2024. A Floodstopper system was added 15 years ago for extra security, and the building is equipped with two electrical panels—one in the basement and another in the office above the desk. The sewer line connection was replaced around 15 + years ago to Pleasant Valley Road and the water connection to the City watermain along 26th street was replaced in 2024. With redevelopment potential under new city policies, this property represents a promising investment opportunity. Whether you're looking to continue its current use or explore new possibilities, this well-located heritage building is ready to meet your business needs. (id:6769)

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