



## 3315 30 Avenue Vernon British Columbia

\$2,498,888

Prime investment opportunity in downtown Vernon. 3315 30th Avenue is situated in the bustling heart of downtown Vernon. This two-storey mixed-use building, encompassing a total of 14,438 SF, offers a mix of passive and active income streams, making it an ideal addition to any investment portfolio. Property Highlights: Vibrant Second-Floor Business: Home to the Vernon Hostel, a well-established 30-bed hostel with a manager's suite, offering steady income. Ground-Floor Tenant: Occupied by Kawakubo Restaurant, a long-term tenant known for its stability. Emerging Revenue Stream: A 1,200 SF space for a Cannabis Dispensary (Cannabis Retail License #450426) and an extra 3,070 SF of rentable basement space, providing further revenue opportunities. Freight Elevator: Facilitates easy transport of goods, improving operational efficiency. Financing: Up to 50% Vendor Take-Back (VTB) financing available. Situated in downtown Vernon, this property enjoys a prime location in a vibrant commercial district, surrounded by amenities and high foot traffic. The strategic positioning ensures excellent visibility and accessibility, making it attractive for current and potential tenants. Vernon is known for its thriving community and dynamic business environment, providing a supportive backdrop for commercial success. (id:6769)

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