



## 2608 BURRARD Avenue Vanderhoof British Columbia

\$325,000

Charming heritage-style building located in the heart of Vanderhoof on a premier corner lot with excellent exposure. This triple lot is located in the downtown business core, within walking distance to all the town amenities. The building has been home to several successful business over the years, including a law office, coffee shop, and now a community gathering space and a spa. The property is well-maintained and offers several parking spaces, with lane access at the back of the property, as well as a detached storage shed. Recent upgrades to the building include a new HE gas furnace and HWT in 2022. The interior has been tastefully renovated and re-modeled, with a 300 sq ft addition, a spacious foyer/retail space, another separate office/room, kitchen area, and a cute loft area that could be used for an additional office area or storage space. The C1 Retail Commercial Zoning allows for a wide array of business uses, offering potential to develop the property to fulfill your desired business dream. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Vanderhoof



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com