



3007 35th Avenue Vernon British Columbia

\$1,550,000

Prime Vernon commercial investment opportunity featuring a long-term Province of British Columbia government tenant. Centrally located at 3007 35 Avenue, the property offers approximately 4,632 sq. ft. of rentable area with a 5-year lease commencing April 1, 2025, plus two additional 5-year renewal options. Zoned CMUB - Commercial Mixed Use: Business, allowing a broad range of commercial and mixed-use opportunities with density up to 3.5 FAR and building height up to 6 storeys. An attractive opportunity to acquire a stabilized government-tenanted asset with secure income and long-term redevelopment potential in a prime Vernon location. (id:6769)

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

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