

## 3315 30 Avenue Vernon British Columbia

\$2,498,888

Commercial Property in the core of downtown Vernon Offered at \$2,498,888.00 - (plus businesses)

Approximately 12,682 Up to 50% Vendor Take-Back (VTB) financing available. Presenting the 3315 30 Ave

Building: A golden chance to own a bustling commercial property in the core of downtown Vernon. This twostory gem is more than an investment; it's a portal to generating both passive and active income, featuring:

1. Vibrant Second-Floor Business: The Vernon Hostel, boasting a 30-bed capacity and a convenient manager's
suite. (available for sale) 2. Ground-Floor Tenant: Kawakubo Restaurant, a long-standing establishment
occupying roughly 4,270 sqft, providing a consistent income stream. (available for sale) 3. Emerging Revenue
Stream: A ready-to-launch 1,200 sqft Cannabis Dispensary space (Cannabis Retail License #450426),
alongside an additional 3,070 sqft of rentable basement space, opening new avenues for income.

4. Convenient Freight Elevator: Ensuring easy goods transport from the main floor to the basement, enhancing
operational efficiency. Leasing Highlights: 1. Hostel: Hostel Available for sale: \$178,000 2. Restaurant:
Restaurant available for sale \$129,000 3. Basement Space: Available for lease, projecting \$3,500 to \$5,700
monthly plus T-net. (id:6769)

Listing Presented By:



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http://www.businessfinderscanada .com/



Royal

## LePage Kelowna

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