



## 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 two-story 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:



Originally Listed by:

Business Finders Canada

<http://www.businessfinderscanada.com/>



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