



## 3315 30 Avenue Vernon British Columbia

\$3,299,000

A rare opportunity to acquire a high-exposure, dual-title mixed-use commercial building in the heart of downtown Vernon's C7 Heritage Business District, offering approximately 15,000 sq. ft. across multiple levels. The main floor is anchored by a popular, long-term tenant currently operating a restaurant, while the upper level features a 30-bed hostel with a manager's suite, providing additional rental income. The lower level includes a newly renovated, licensed cannabis dispensary -- built out and ready for launch -- along with additional flexible space ideal for retail, wellness, or entertainment-oriented uses. C7 zoning supports a broad range of commercial, cultural, and service-based operations, including retail, arcades, animal grooming, educational facilities, and private clubs. It also permits liquor primary establishments, creating future potential for a lounge, bar, or club concept in the lower level, subject to approvals. With the building currently improved to only two storeys above grade, there may be potential for vertical expansion or redevelopment in the future. A freight elevator supports operational functionality, and the walkable downtown location adds long-term value to this adaptable, income-generating asset. (The owner would consider leasing vacant spaces to a qualified tenant.) (id:6769)

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan-Letnick Estates

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