



## 7851 Highway 97 Highway Vernon British Columbia

\$1,495,000

Formerly a retail country store, 7851 Highway 97 blends rustic character and small-town appeal while offering the functionality needed for modern service commercial or retail businesses. This unique property offers 6,193 SF, including 4,424 SF on the main floor and a 1,769 SF mezzanine with an additional 2,000 SF covered section ideal for storage, outdoor display or weather-protected operations. Inside the building is an open retail area featuring two bathrooms, three change rooms and plenty of storage space, providing flexibility for a variety of layouts and uses. The site plan outlines unpaved parking for 26 vehicles, offering ample parking or yard space. The building features approximately 19' clear to the ceiling and 10' clear to the mezzanine, is equipped with 200 AMP 3 phase power and is serviced by a well water system. Zoned C-2 (Highway Commercial), this property allows for a broad range of uses including retail, service commercial, office and light industrial. This is an excellent opportunity for owner-operators seeking high exposure along Highway 97 -- presenting the perfect opportunity to establish or grow your business in one of the area's most distinctive and character-filled buildings. Please contact the listing agents for showing instructions (no touchbase) and detailed building specs. (id:6769)

Listing Presented By:



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Venture Realty Corp.

<https://venturecommercial.ca/>



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