



## 3309 31 Avenue A Vernon British Columbia

\$15

Downtown Vernon commercial space available for lease in a highly accessible location at 3309 31 Avenue. This bright, mostly open-concept unit offers flexibility for a variety of professional and service-based businesses, including office users, wellness practitioners, estheticians, and salon operators. Previously occupied by a hair salon, the space retains plumbing infrastructure behind the walls, creating an opportunity for a future salon, spa, or personal service business with reduced conversion costs. The functional layout can also be configured for traditional office use, providing an excellent option for businesses seeking a central downtown presence. Located within walking distance of restaurants, shops, professional services, and government offices, the property benefits from excellent accessibility. Up to three reserved parking stalls may be available, with additional street parking and the City of Vernon parkade conveniently located directly across the street. Flexible lease terms will be considered, with preference given to longer-term tenants. Additional Rent (Triple Net) includes gas and electricity. Monthly Rent: base rent = \$3,020.83, additional rent = \$1,277.08 Total = \$4,297.91 (id:6769)

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty



Royal

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