



## 2906-2916 30th Avenue Vernon British Columbia

\$3,695,000

Historic property (Vernon Towne Theater Building) located in a prime location on Vernons main retail street, 30th Avenue. A rare combination of strong income and development zoning. Recent CMUC zoning allows for density up to 16 stories, ideal for a mixed use commercial/residential development. Hold for now, taking advantage of strong income with a diversified tenant mix and develop later. Current tenants include Towne Theatre Society, Castanet Media, Metis Cultural Society, Vibe Art Gallery, the Italian Kitchen Restaurant and Centre for Positive Living on the main level , with various office tenants on the upper level. Current annual gross income is \$284,000.0 There is also approx 1500+ sq ft of additional unfinished space ,off the side lane, on the east side of the building that could be developed for further rental income, or storage. The site is .502 acres in total, fronting on 30th Ave on the north side, 29th street on the south side, full lane access on the east side, and approx 50% lane access on the west side. The building is 2 stories, approx 28,000 sq ft with 21, 744 leasable , and a large unfinished bsmt area. An incredible holding property and income property. (id:6769)

Listing Presented By:



Originally Listed by:  
Realty One Real Estate Ltd



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.