



## 3104 30 Avenue Vernon British Columbia

\$950,000

Discover a prime opportunity in the heart of Vernon with this versatile and newly renovated commercial building offering 2372 sq ft of high-exposure space on bustling Main street. With flexible CMUC zoning, this property accommodates a wide range of uses. Freshly updated inside and out, the space is move-in ready with modern finishes, upgraded systems, and thoughtful design that supports both functionality and aesthetics. Large display windows provide excellent natural light and maximum street visibility, while ample street parking enhances convenience for clients and staff. The front of the building is being used as a coffee shop, behind the glass doors you will find 2 large offices/classrooms and a large flex conference or meeting room, several washrooms and another large meeting room in the back equipped with a kitchenette. Whether you're launching a new venture, expanding your current business, or looking for a strong investment in a growing community, this location offers outstanding visibility, accessibility, and long-term potential in one of Vernon's busiest commercial corridors. Bring your vision--opportunities like this are rare! (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Downtown Realty

<http://www.annemurphy.ca/>



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