



## 3313 30th Avenue Vernon British Columbia

\$1,279,000

Rare opportunity to purchase a beautifully renovated and fully built-out turnkey restaurant, including equipment and furniture. Great location on a main street in Downtown Vernon with steady car and foot traffic. Previous restaurant was successfully operated in this location for 15 years, and owner has retired. No tenancies in place and property will be delivered vacant. Tremendous value in the current build-out and the extensive list of included assets. Building layout provides multiple business options and additional income opportunities. The functional floor plan provides for 2 separate restaurants with their own exterior entrances, or a restaurant on the main floor with a private event area or catering business in the lower restaurant space. Lower level used to host catered functions, business meetings, Christmas parties and more. The 2,350 SF main floor is set-up with a full restaurant, bar, kitchen with walk-in cooler, 2 customer washrooms, plus a staff washroom. A separate exterior entrance to the beautifully finished 2,350 SF lower level offering another full restaurant with private function room, bar, (lightly used) kitchen, 2 washrooms, plus small storage areas. Other features include: separate audio systems on each floor with built-in speakers, adjustable dimmer lighting, entire lower level was spray foamed (provides a watertight and airtight barrier), and the ability to separate hydro and gas meters for each floor. 3D virtual property tour available. (id:6769)

Listing Presented By:



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