



FOR LEASE

3119 30TH AVENUE
VERNON, BRITISH COLUMBIA

OPEN RETAIL SPACE IN DOWNTOWN VERNON



PROPERTY FEATURES



EXPOSURE

Directly off Highway 97



LOCATION

In the heart of downtown Vernon



SHOPPING

Endless foot traffic
fuels retail success



ZONING

C7

THE NUMBERS



SIZE

Approx. 3,529 SF



PRICE

Base Rent: \$10.00/SF
EST. NNN: \$5.00/SF

An excellent opportunity awaits to lease 3,529 SF of open, bright retail space in the heart of downtown Vernon, just off Highway 97. This highly visible location features a wide, flexible floor plan with fresh paint, upgraded lighting, and a modern T-bar ceiling, providing a move-in ready canvas for retailers. The premises include spacious rear washrooms and a generous basement area, offering ample storage or the potential for additional usable space with improvements. Situated in Vernon's vibrant downtown core, this premium location combines visibility, accessibility, and the energy of a thriving commercial district, making it an ideal setting to grow your business and connect with the community.





Let's chat.

CHRIS WILLS

PERSONAL REAL ESTATE CORPORATION

chris.wills@venturecommercial.ca
250.870.1330

STEPHANIE WASDEN

stephanie.wasden@venturecommercial.ca
250.859.1199

Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of the largest commercial real estate brokerage in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

This document/email has been prepared by Venture Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Venture Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Venture Commercial and /or its licensor(s).