



# PROPERTY FEATURES



#### **EXPOSURE**

Directly off Highway 97



#### LOCATION

In the heart of downtown Vernon



#### **SHOPPING**

Endless foot traffic fuels retail succes



#### **ZONING**

C7

## THE NUMBERS



#### SIZE

Approx. 3,529 SF

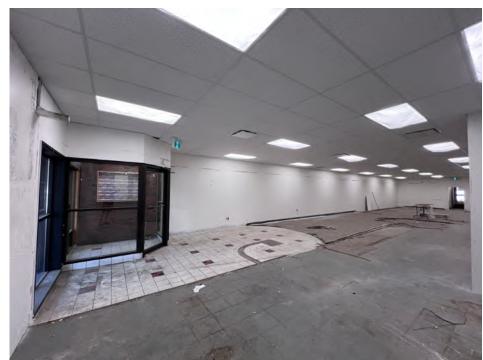


#### **PRICE**

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.

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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.

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