



FOR SALE

203 VERMILION AVENUE

PRINCETON, BRITISH COLUMBIA

STANDALONE COMMERCIAL OFFICE BUILDING



PROPERTY FEATURES



EXPOSURE

Centrally located in downtown Princeton, steps from Highway 3



ZONING

C2 - General Commercial



TENANCY

Partially leased with immediate income and lease-up upside.



LAYOUT

Six individual offices with shared reception and washrooms

THE NUMBERS



SIZE

+/- 1,842 SF



PRICE

\$370,000.00

Standalone professional office building located in the heart of Princeton, BC at 203 Vermilion Avenue. Comprising approximately 1,842 SF, the property features six individual offices with shared reception and washrooms.

Three offices are currently leased, providing immediate income, with upside through lease-up of the remaining vacant space or the option for single-user occupancy. Previously occupied by a dental practice, the building is well suited for medical, legal, accounting, or professional services.

Ideally positioned just steps from Highway 3 within Princeton's primary commercial corridor, offering strong visibility, accessibility, and proximity to surrounding amenities. An excellent opportunity for owner-users or investors seeking flexible occupancy and long-term value.

Full information package available upon signed Non-Disclosure Agreement (NDA).



203 VERMILION AVENUE, PRINCETON, BC





Similkameen River

Highway 3

Princeton-Kamloops Highway

Subject Property

Vermilion Avenue

Penryn Avenue



Let's chat.

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