

**PRICED TO SELL!
LIMITED-TIME
PRICE REDUCTION!**



FOR SALE - HIGH-EXPOSURE COMMERCIAL PROPERTY

7851 HIGHWAY 97
VERNON, BRITISH COLUMBIA






HIGH-EXPOSURE STEEL BUILDING IN SWAN LAKE BUSINESS AREA



PROPERTY FEATURES

- | | |
|--|--|
|  LOCATION Swan Lake Business Area - north end of Vernon |  ZONING C-2 - Highway Commercial |
|  ACCESS Direct Highway 97 frontage with strong visibility |  STRUCTURE Ceiling height 19' clear 200 Amp 3 Phase Power Well water system |

THE NUMBERS

- | | |
|---|--|
|  PRICE \$1,495,000.00 \$1,350,000.00 |  BUILDING AREA Total: 5,594 SF Ground floor: 4,024 SF Mezzanine: 1,570 SF & Covered area: 2,360 SF |
|  SITE SIZE 0.7 acres |  INVESTMENT METRICS -6% capitalization rate* -\$1.5M supported value |
|  PROPERTY TAXES \$14,091.04 | |

7851 Highway 97 offers a rare blend of rustic charm and modern functionality. Formerly a retail country store, this 5,594 SF building combines small-town character with the flexibility needed for retail, service commercial, or showroom-based businesses seeking strong exposure along Highway 97.

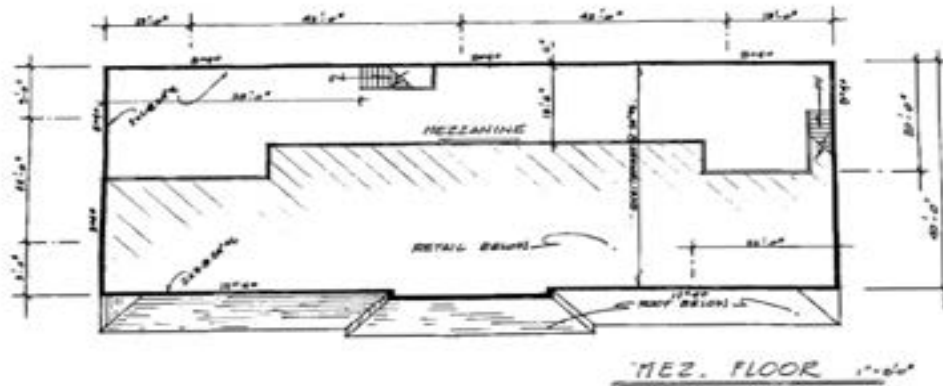
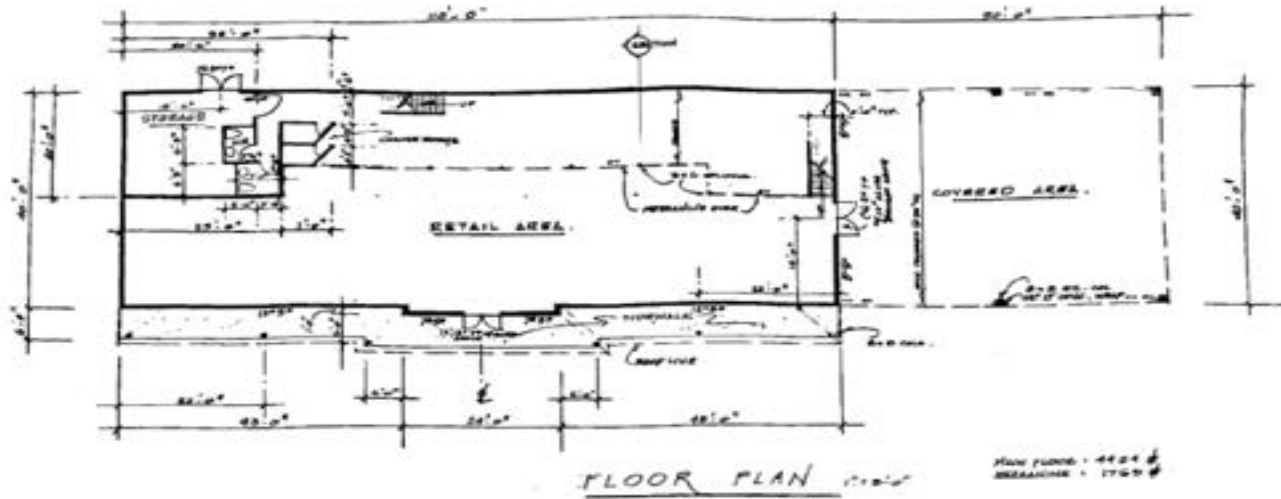
*From an investment standpoint, the property reflects an estimated \$1,500,000 value based on a 6% capitalization rate which reflects market rents supported by a recent appraisal. This does not account for the leasability of the additional covered area and unpaved yard space. This presents a compelling opportunity for investors or owner-occupiers seeking long-term holding potential along a primary commercial corridor.

The building features a 4,024 SF open main floor, 1,570 SF mezzanine, and 2,360 SF covered area ideal for storage or display. Situated on 0.7 acres with 26 surface parking stalls and C-2 zoning, the site supports a wide range of commercial uses in a high-visibility Vernon location.

TAKE ADVANTAGE OF THESE LIMITED TIME REDUCED OFFERING WHILE IT LASTS!



FLOOR PLAN





Kelowna International Airport
37 minutes

City of Kelowna
50 minutes

Subject Property

Vernon Kia
Vernon Nissan

City of Vernon
9 minutes

Vernon General Hospital

Vernon Volkswagen

Banner RV

Avenue Machinery
Vernon

Lakefront RV Park

Timberstar
Tractor

Exclusive Auto
Marine

Swan Lake

Highway 97

Armstrong
12 minutes

Salmon Arm
39 minutes



Let's chat.

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