

**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.

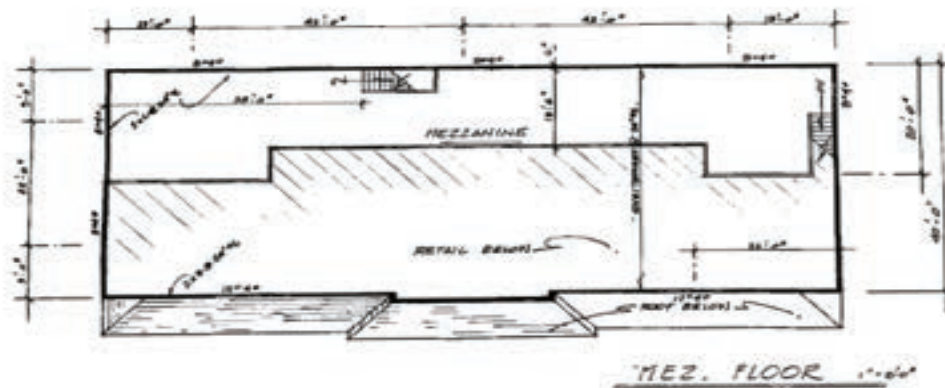
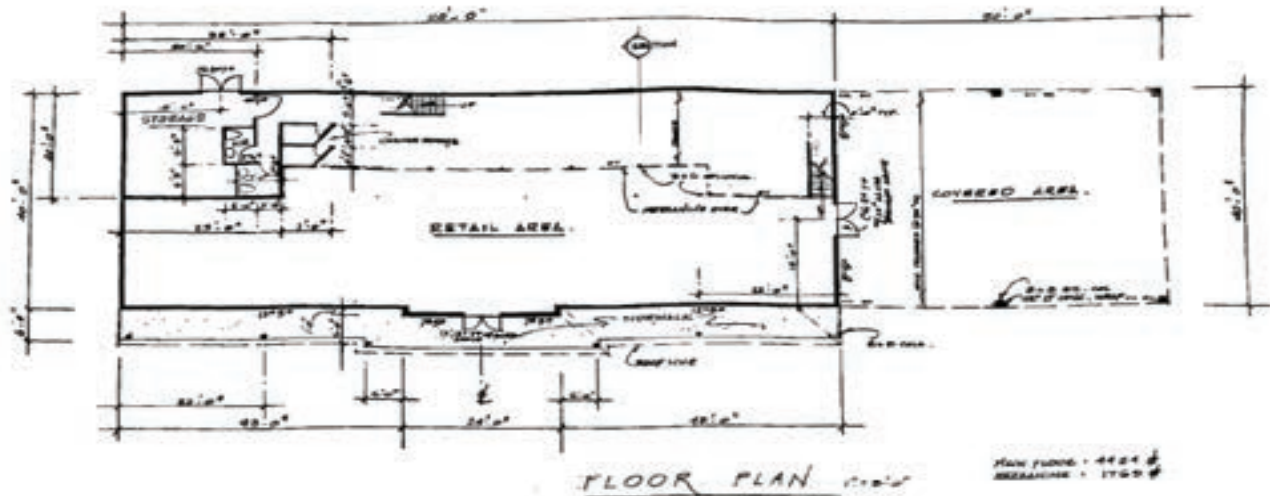
*From an investment standpoint, the property reflects an estimated \$1,500,000 value based on a 6% capitalization rate which reflects market rents supported by a recent appraisal. This does not account for the leasability of the additional covered area and unpaved yard space. This presents a compelling 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







Let's chat.

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