



FOR SALE

3131 30th AVENUE

VERNON, BRITISH COLUMBIA

LANDMARK DOWNTOWN
REDEVELOPMENT OPPORTUNITY



PROPERTY FEATURES



LOCATION

High-visibility downtown
Vernon intersection



STRUCTURE

Stripped to core -
redevelopment ready



POTENTIAL

Mixed-use repositioning
opportunity



ACCESS

Passenger elevator



ICONIC VAULT

Rare preserved
architectural bank feature

THE NUMBERS



SIZE

±24,381 SF concrete
structure



PRICE

\$3,895,000.00

Positioned at one of Vernon's most prominent and high-traffic intersections, this iconic former bank building presents a rare opportunity for visionary investors and developers. Stripped to its concrete core, the 24,000+ sq ft structure offers a true blank canvas ready for adaptive reuse or redevelopment.

The main floor is ideally suited for a high-exposure commercial use such as a restaurant, retail concept, or entertainment venue, while the upper floors are already framed for residential micro-suites but could easily be reimagined as offices, boutique hotel rooms, or creative workspace. A rare original bank vault remains intact, offering a unique architectural feature that could become the centerpiece of a future concept.

With strong pedestrian activity, exceptional visibility, and ongoing revitalization in downtown Vernon, this property offers significant upside for those looking to transform a landmark building into something truly special.

VERNON AT A GLANCE

Vernon is the commercial and service hub of the North Okanagan, serving a broad regional trade area extending from Lake Country to Armstrong and surrounding rural communities. As the area's primary centre for retail, healthcare, education, and government services, Vernon supports a diverse and stable economic base.

DEMAND DRIVERS



HISTORY

Established in the late 1800s as an agricultural and railway centre, Vernon has evolved into the North Okanagan's primary commercial and institutional hub.¹



REGIONAL HUB

Primary commercial centre serving the North Okanagan trade area.²



INSTITUTIONAL BASE

Supported by Vernon Jubilee Hospital, Okanagan College, and government services.³



TOURISM & RECREATION

Four-season tourism supported by SilverStar Mountain Resort and proximity to Kalamalka and Okanagan Lakes.⁴



DEMOGRAPHICS

Population: ~40,000+ (City) | ~65,000+ (Regional Trade Area)⁵
Median Household Income: ~\$85,000-\$90,000⁶



Sources:

¹ City of Vernon - Municipal History & Official Community Plan

² Regional District of North Okanagan (RDNO)

³ Interior Health; Okanagan College

⁴ Tourism Vernon; SilverStar Mountain Resort

⁵ Statistics Canada - 2021 Census Profile

⁶ BC Stats - 2023 Sub-Provincial Population Estimates







Highway 6

Polson Park

Vernon Jubilee Hospital

Earl's Kitchen + Bar

Vernon Lawn Bowling Club

Lunch Matters.. Breakfast Too

Wholesale Club

To Kelowna International Airport 30 mins

To Lake Country, BC 30 mins

Caffe Roma

OHKIM Sushi

Phoenix Steakhouse

Valley Medical Laboratories

Subject Property

30th Avenue

CIBC

Innerspace Watersports

Vernon Public Art Gallery

Highway 97

To Armstrong, BC 25 mins

Parkade



Let's chat.

MATT GLEN

matt.glen@venturecommercial.ca
250.870.0911

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).