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!



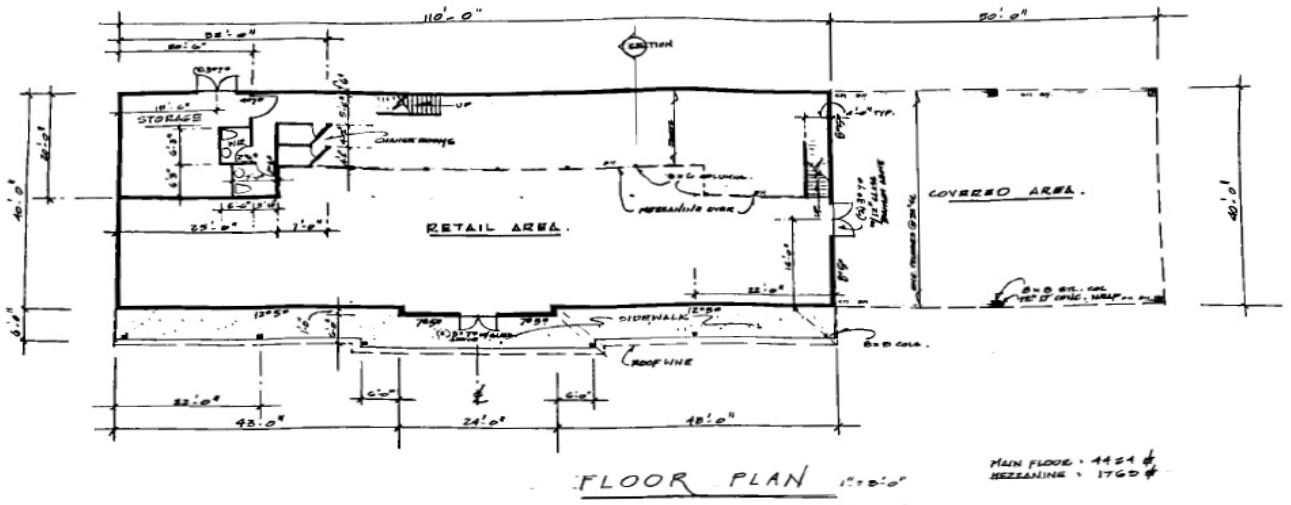




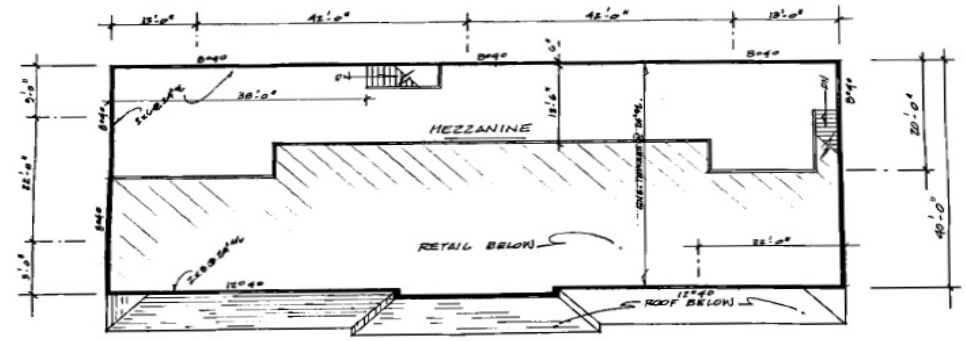

EXIT



FLOOR PLAN

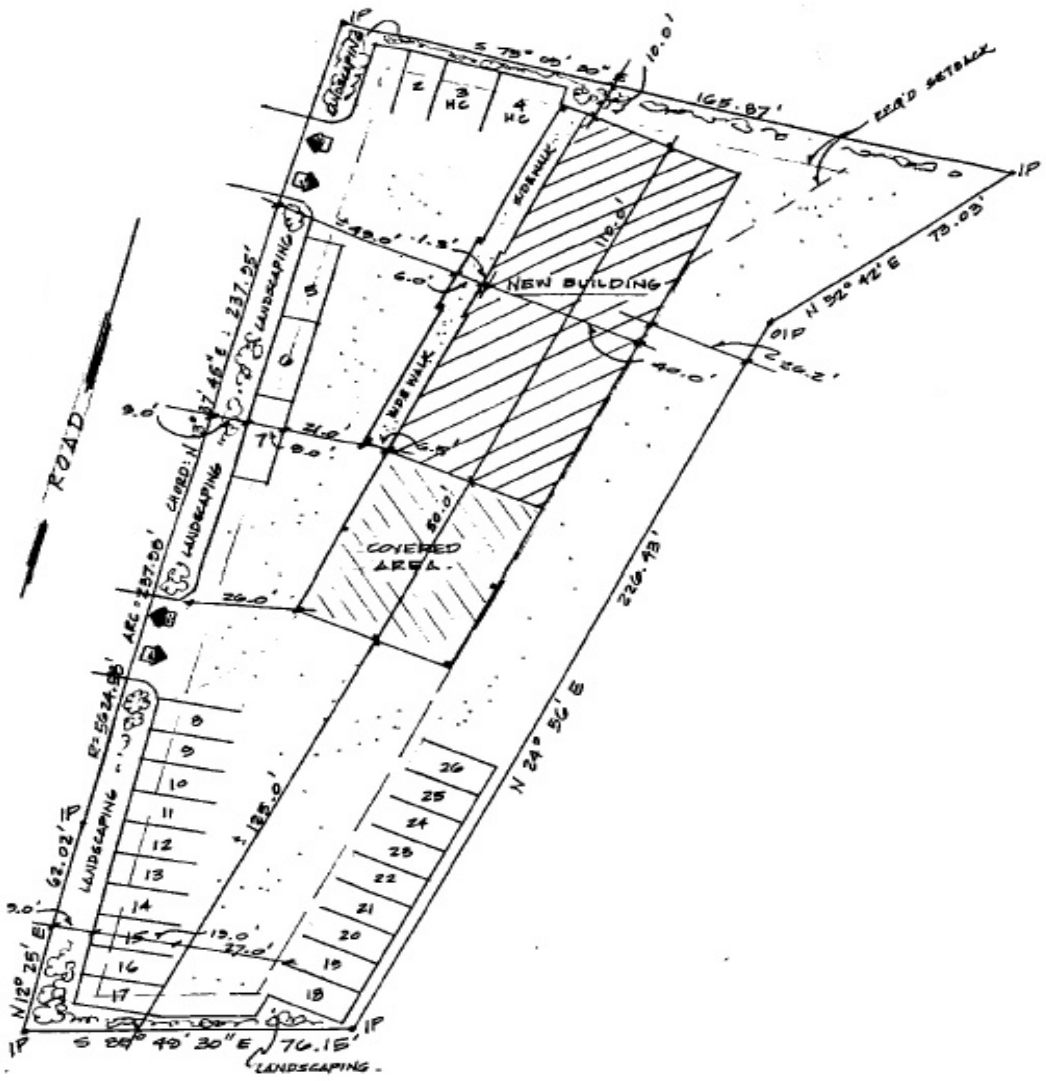


FLOOR PLAN 1" = 8'-0"



MEZ. FLOOR 1" = 8'-0"

SITE PLAN


ROAD
NEW BUILDING
COVERED AREA
LANDSCAPING
SIDEWALK
REQ'D SETBACK
165.87'
73.03'
226.43'
N 24° 56' E
N 32° 42' E
S 89° 49' 30" E
76.15'
N 12° 25' E
62.02'
125.0'
40.0'
26.2'
26.0'
21.0'
9.0'
6.0'
10.0'
1P


Kelowna International Airport
37 minutes
City of Kelowna
50 minutes
Vernon Nissan
Pinnacle Equipment
Bosch Truck Group
Subject Property
Lake Front RV Park
City of Vernon
9 minutes
Swan Lake
Timberstar
Tractor
Highway 97
Armstrong
12 minutes
Salmon Arm
39 minutes

VENTURE COMMERCIAL

Let's chat.

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