

FOR SALE

3100 30 Avenue, Vernon, B.C.

**FULLY LEASED DOWNTOWN VERNON
OFFICE INVESTMENT**

ASKING PRICE & CAP RATE
\$4,179,000 (Approx. 5.25% Cap Rate)

TENANCY
100% Fully Leased (5 Tenants)

RENTABLE AREA
~13,778 SF (~15,000 Total SF)

INCLUDED ASSET
2nd Parcel with 20 Owned Parking Stalls


RE/MAX Vernon Salt Fowler

INVESTMENT OPPORTUNITY

RE/MAX Vernon Salt Fowler is pleased to present the opportunity to acquire 3100 30 Avenue, Vernon, B.C. This offering represents a turnkey income-producing investment opportunity in the heart of downtown Vernon.

The subject property consists of a well-maintained, three-storey professional office building offering approximately 13,778 rentable square feet (~15,000 total building square feet) on a 10,019 sq. ft. lot (0.23 acres). Built in 1995, the property features modern concrete construction, brick and stucco exterior finishings, elevator service servicing all floors, and air conditioning throughout.

The building is fully occupied by five established tenants, providing immediate, stable cash flow with an approximate 5.25% cap rate based on the current asking price. In addition to the primary building lot, the offering includes a rare second parcel with 20 owned parking stalls, providing outstanding value, additional income potential, and long-term redevelopment flexibility.

PROPERTY HIGHLIGHTS

- **100% Occupied Cash Flow:** Fully leased to 5 established tenants, delivering immediate, reliable income.
- **Prime Corner Location:** High-profile corner exposure with strong pedestrian/vehicle traffic, excellent street frontage, and prominent signage opportunities.
- **ExtraParking / Value-AddParcel:** Includes a rare second parcel providing 20 owned open parking stalls for added revenue, value, and flexibility.
- **Significant Redevelopment Upside:** Zoning supports high-density redevelopment of up to 16 storeys.
- **Quality Building Features:** Concrete foundation and construction, torch-on roof, heat pump cooling, rooftop H.V.A.C. heating, fire sprinkler security system, secure access, and a passenger elevator.



SALIENT DETAILS

Address	3100 30 Avenue, Vernon, B.C. V1T 2C2
Primary PID	018-980-538
Add. PIDs	012-412-511, 012-412-538
Zoning Code	CMUC (Commercial / Office)
Lot Size	10,019 SF (0.23 Acres)
Total Bldg Area	~15,000 Sq. Ft.
Leasable Area	~13,778 Rentable Sq. Ft.
Tenants	5 Established Tenants
Year Built	1995
Taxes (2026)	\$65,570.81
Asking Price	\$4,179,000
Cap Rate	~5.25%



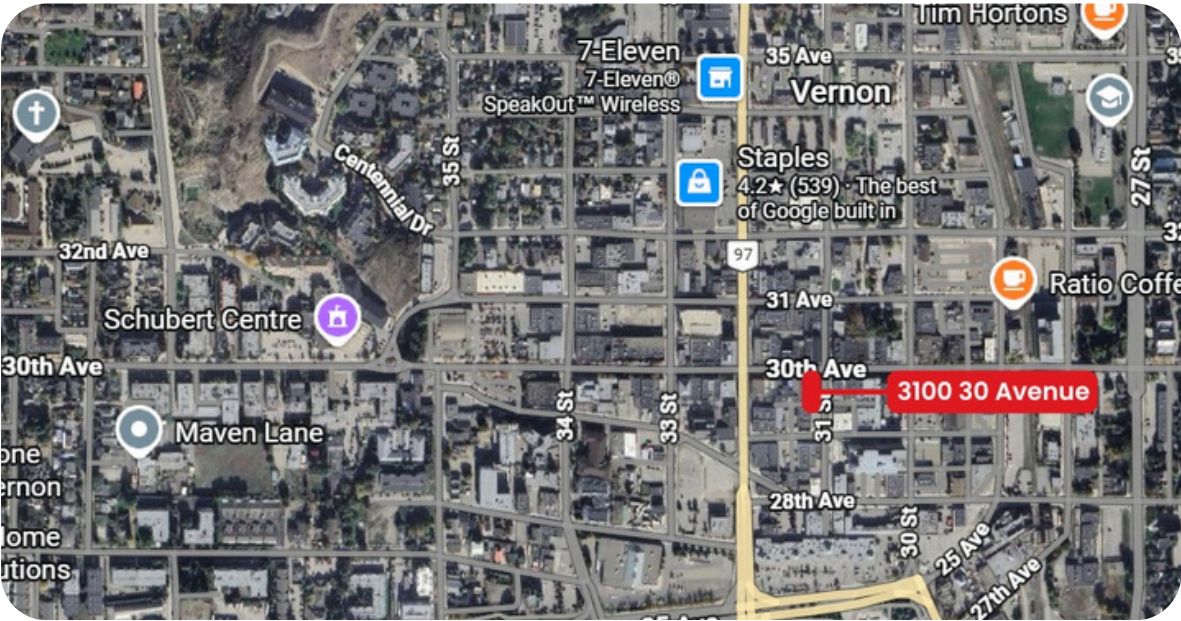
LOCATION OVERVIEW

Situated in a prime downtown Vernon location within the North Okanagan / VC - City of Vernon sub-market, 3100 30 Avenue benefits from central positioning. The building features easy access from major arterial routes and is within walking distance of essential everyday amenities.

The property is surrounded by established medical and professional offices, banks, retail shopping, restaurants, and government services, making it an attractive destination for professional tenants.

LOCATION & SUB-MARKET HIGHLIGHTS

- Walkability & Access:** Direct walking distance to dining, banking, everyday shopping, and government services.
- Surrounding Corridor:** Surrounded by established professional and medical service offices.
- Transit & Connectivity:** High-visibility corner setting with easy access from major regional arterial routes.
- Municipal Infrastructure:** Fully serviced with municipal water and public sewer systems.



PARCEL SPECIFICATIONS

Number of Titles	3 Parcels Included
Legal Desc.	PARCEL A (KH104526) & LOT 37 & LOT 38 BLOCK 68 SECTION 34 TOWNSHIP 9 OSOYOOS DIVISION YALE DISTRICT PLAN 327
Structure Type	Residential Commercial Mix
Title Interest	Freehold / Fee Simple
Parking Stalls	20 Owned Stalls (Open)
Upright Potential	Zoning supports up to 16 storeys

LISTING REPRESENTATIVES

Gord Heighton (21270)

Listing Representative

Direct Phone: 236-599-0635 / 250-241-5289

Email: gordh@saltfowler.com

Office: RE/MAX Vernon Salt Fowler

Please sign the non-disclosure agreement (NDA) available in supplements with your client and submit it to receive the full information package. For showings, questions, or to present an offer, contact Gord Heighton at 250-241-5289 or gordh@saltfowler.com.

Showing Instructions & Information Request:

BROKERAGE & CONFIDENTIALITY DISCLAIMER

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RE/MAX Vernon Salt Fowler
5603 27th Street, Vernon, BC V1T 8Z5
Office Phone: 250-549-7258