



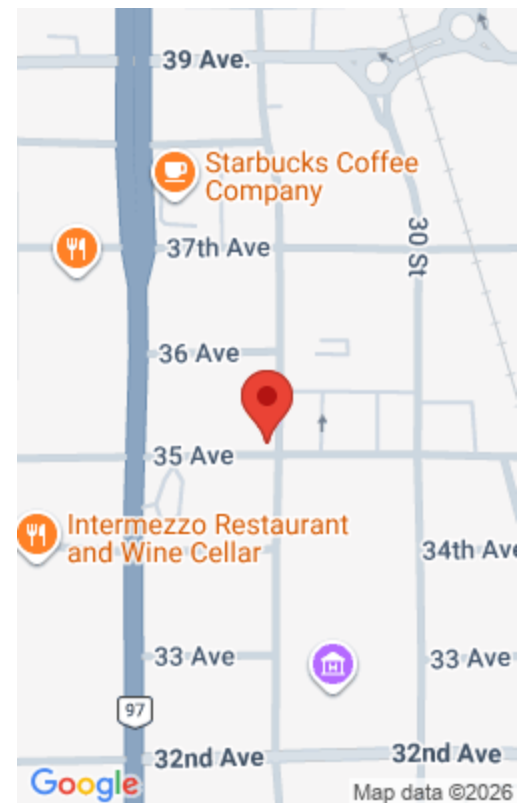
**\$1,550,000**

- Office
- 4362 sq ft

## **3101 35 AVE, VERNON, BC V1T 2T2, CANADA**

<https://ponderosarealestate.ca>

Prime Vernon commercial investment opportunity featuring a long-term Province of British Columbia government tenant. Centrally located at 3007 35 Avenue, the property offers approximately 4,632 sq. ft. of rentable area with a 5-year lease commencing April 1, 2025, plus two additional 5-year renewal options. Zoned CMUB â Commercial Mixed Use: Business, allowing a broad range [...]



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# Property Information

**Year built:** 1987                      **Neighbourhood:** City of Vernon

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# Interior Features

**Cooling:** Central air conditioning

