

Property Client Full W/Photos

3605 31st Street, Vernon, British Columbia V1T 5J4

MLS®#: [10377830](#) Status: **Active** Title1/Title2:
 Prop Type: **Commercial** Sub Type: **Office**
 Mjr /Minor Ar: **North Okanagan/VC - City of Vernon**

Lease: **\$18.00**
 Orig List: **\$18.00**
 DOM: **62**



General Information

Transaction Type: **For Lease**
 Parcel ID:
 Yr Built: **1996**
 Yr Rnvtd:
 Yr Blt Src: **BC Assessment**

Price x Unit:
 Bldg Name:
 Shop:
 Subdivision:

Layout

Storeys:
 Seat Capacity:
 Ceiling Min:
 Possible Use:
 Current Use:

Lot Information

Lot #:
 Lot SqFt:
 Lot Acres:
 W x L:
 Water Access:
 Fencing:
 View:

Floor Area

Total Building SqFt: **12,740**
 Unit SqFt:
 Leasable Sqft Total: **2,180**
 Leasable SqFt Min:
 Leasable SqFt Max:
 SqFt Source:

Interior Features

Fireplace: No	Fireplaces Tot:	Basement YN:	Number of Elvt: 1	Elevator: Passenger Only
Accessibility Eq: No	# Overhd Doors 1:	# Ovrhd Doors 2:	# Docks Total:	Ceiling Feet: 9
Interior Appliances: Refrigerator			Flooring: Carpet, Tile	Electric:

Parking Features

Ttl Prkng Spcs:	Prkng Cov: 0	Prkng Uncov:	Secrd Prk Spcs: 2	RV Prkng Spc:	Carport: No
Parking Desc: Rear				Garage: No	Gar Dim:

Systems & Utilities

Cooling: Central Air	Heat Control:	Heat Control YN:
Heating: Heat Pump		

Public Remarks

Third floor office space, 2180 SF in a well managed building close to the downtown core. This bright spacious , and functional space is ideal for professional services, medical, administrative, and creative office uses. Four good size individual offices, large admin area for photocopiers, printers etc. Lunch room with fridge, sink and coffee area. Good size board, storage and large open area for cluster desks or create more offices. Mail room and reception desk, and large waiting room area at the front entrance. Other businesses in the building include Medicine Shoppe Pharmacy, Oka Ped, Birch Medical, Last Frontier Heli Ski and Keystone Property Management. Available now to view.

Title

Assgnmt of Contract:	Num Titles:	Interest Offered: Head Lease	Contingency:
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Business

Lse Ex Dt: 03/31/2028	Est Ad Rnt: 8.75	Pckge Avail:	B Type:
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Pets Allowed:	Short Term Rent:
Rentals Allowed:	Short Term Rent Desc:
Age Restrict:	Restrictions Desc:

Legal/Tax

Tax Year:	Taxes:	Tax Assd Val:	Indigenous Lnd: No
Tax Assmnt St:	Imprvmnts:	Agricultural Rsv:	Zoning Code: CMUB
# of Parcels:	Addnl Parcels: No	Dev Permit:	Irrig Wtr Rghts:
Legal Desc: Parcel B Block 44A, Plan KAP 327E, Section 3, Township 8 , ODYLD			
Zoning Desc: Commercial AND Office			
Disclosures: None			

Media





The above information is from sources deemed reliable, but it should not be relied upon without independent verification