

Property Client Full W/Photos

3203 30th Avenue, Vernon, British Columbia V1T 2C6

MLS® #: [10378720](#) 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: **55**



General Information

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

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:
 Unit SqFt:
 Leasable Sqft Total: **1,200**
 Leasable SqFt Min:
 Leasable SqFt Max:
 SqFt Source:

Interior Features

Fireplace: No	Fireplaces Tot:	Basement YN:	Number of Elvt: 2	Elevator:
Accessibility Eq: No	# Overhd Doors 1:	# Ovrhd Doors 2:	# Docks Total:	Ceiling Feet: 9

Parking Features

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

Systems & Utilities

Cooling:	Heat Control: Zone	Heat Control YN: Yes
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Public Remarks

Third floor space between multiple other doctors and specialists. Front reception area with desks and counter in place. 6 individual exam rooms all ready to go. Parkade is connected through walkway at the third level. These spaces are move in ready for most health care professionals. Nolan's Pharmacy on the same level. Valley Medical Lab, Massage Therapists, Counsellors as well as a Good Gracious and Wildflower General Store on the street level.

Title

Assgnmt of Contract:	Num Titles:	Interest Offered: Head Lease	Contingency:
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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: CMUC
# of Parcels:	Addtnl Parcels: No	Dev Permit:	Irrig Wtr Rghts:
Legal Desc: Lot A District Lot 72 Osoyoos Div of Yale District Plan 29808			
Zoning Desc: Commercial, Mixed			
Disclosures: None			

Media



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