

Property Client Full W/Photos

Unit #F, 3105 31 Avenue, Vernon, British Columbia V1T 2G9

MLS® #: [10381099](#) Status: **Active** Title1/Title2: Lease: **\$16.00**
 Prop Type: **Commercial** Sub Type: **Mixed Use** Price Type: **Per Square Foot** Orig List: **\$16.00**
 Mjr /Minor Ar: **North Okanagan/VC - City of Vernon** DOM: **35**



General Information

Transaction Type: **For Lease**
 Parcel ID: Price x Unit: Shop:
 Yr Built: Bldng Name:
 Yr Rnvtd: Subdivision:
 Yr Blt Src:

Layout

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

Lot Information

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

Floor Area

Total Building SqFt: **0**
 Unit SqFt:
 Leasable Sqft Total: **771**
 Leasable SqFt Min:
 Leasable SqFt Max:
 SqFt Source:

Interior Features

Accessibility Eq: **No** # Overhd Doors 1: # Ovrhd Doors 2: # Docks Total: Ceiling Feet: **9**
 Interior: Flooring: **Carpet**

Exterior Features

Construction: **Concrete** Foundation: Common Walls:
 Roof: **Tar/Gravel** Prop Attached:
 Ext. Construction: **Brick, Concrete**
 Lot Features: **City Lot, Near Transit**

Parking Features

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

Systems & Utilities

Cooling: Heat Control: Heat Control YN: **No**
 Heating: **Natural Gas, Forced Air**

Public Remarks

Office Space that includes two larger spaces, reception and one smaller office in the middle. The Fibro building was given a face lift about 5 years ago, including new paint , carpet, and lighting in the halls. Quiet professional building with some retail stores at street level. This unit has views from the back office of the City and Mountains. One parking space comes with the unit.

Title

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

Business

Complex Name: Md Opn Hr: Opt Rnew: **Yes** Use Occ:
 Lse Ex Dt: Est Ad Rnt: **6.00** Pckge Avail: B Type:

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: **C8**
 # of Parcels: Addtnl Parcels: **No** Dev Permit: Irrig Wtr Rghts:
 Legal Desc: **Lot 36 Block 59 Section 34 Township 9 Osoyoos Div Yale District Plan 327**
 Disclosures: **None**

Media





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