

Property Client Full W/Photos

Unit #200, 3307 32 Avenue, Vernon, British Columbia V1T 5L7

MLS® #: [10374133](#) Status: **Active** Title1/Title2: Lease: **\$15.00**
 Prop Type: **Commercial** Sub Type: **Office** Price Type: **Per Square Foot** Orig List: **\$15.00**
 Mjr /Minor Ar: **North Okanagan/VC - City of Vernon** DOM: **73**



General Information

Transaction Type: **For Lease**

Parcel ID:

Yr Built:

Yr Rnvtd:

Yr Blt Src:

Price x Unit:

Bldng Name:

Subdivision:

Shop:

Layout

Storeys:

Seat Capacity:

Ceiling Min:

Possible Use:

Current Use:

Lot Information

Lot #:

Lot SqFt: **10,019**

Lot Acres: **0.23**

W x L: **100.00 X 100.00**

Water Access:

Fencing:

Road Frontage/Type: **100.00**

Property Access: **Public Road**

View:

Floor Area

Total Building SqFt: **13,427**

Unit SqFt:

Leasable Sqft Total: **5,247**

Leasable SqFt Min:

Leasable SqFt Max:

SqFt Source:

Interior Features

Fireplace: No	Fireplaces Tot:	Basement YN:	Number of Elvt:	Elevator: No Elevators
Accessibility Eq: No	# Overhd Doors 1:	# Overhd Doors 2:	# Docks Total:	Ceiling Feet: 9
Interior:			Flooring: Mixed	
Pool Features:			Foundation Details: Concrete	

Exterior Features

Construction: Block	Foundation: Concrete	Common Walls:
Roof: Torch on Roof	Entry Location: Street Level	Prop Attached:
Signs Canopies:		Waterfront:
Ext. Construction: Brick, Stucco		
Lot Features: Central, City Lot, Near Transit, Close to Shopping		

Parking Features

Ttl Prkng Spcs:	Prkng Cov: 0	Prkng Uncov:	Secrd Prk Spcs: 16	RV Prkng Spc:	Carport: No
Parking Desc: Additional Parking, Stall				Garage: No	Gar Dim:

Systems & Utilities

Cooling: Central Air	Heat Control: Separate	Heat Control YN: Yes
Sewer: Public Sewer	Heat Cost Type:	Water Source: Municipal
Heating: Electric, Rooftop H.V.A.C.		

Public Remarks

Paint Ready Top Floor Space just waiting for your office design ideas - Up to 5,247 square feet. Pick your office size and floor location. Owner is open to splitting the unit up to suit your specific business needs. The landlord would also consider installing an elevator with satisfactory lease terms and conditions. Building located within walking distance to downtown amenities and restaurants. Rear secure parking with security gate. Space available immediately.

Title

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

Complex Name:	Md Opn Hr:	Opt Rnew: Yes	Use Occ:
Lse Ex Dt:	Est Ad Rnt: 5.50	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: 11.2 - Commercial Mixed U
# of Parcels:	Addtnl Parcels: No	Dev Permit:	Irrig Wtr Rghts:
Legal Desc: Lot 12 & 13, Plan 327, District Lot 72, Block 48, ODYD			
Disclosures: None			

Media



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