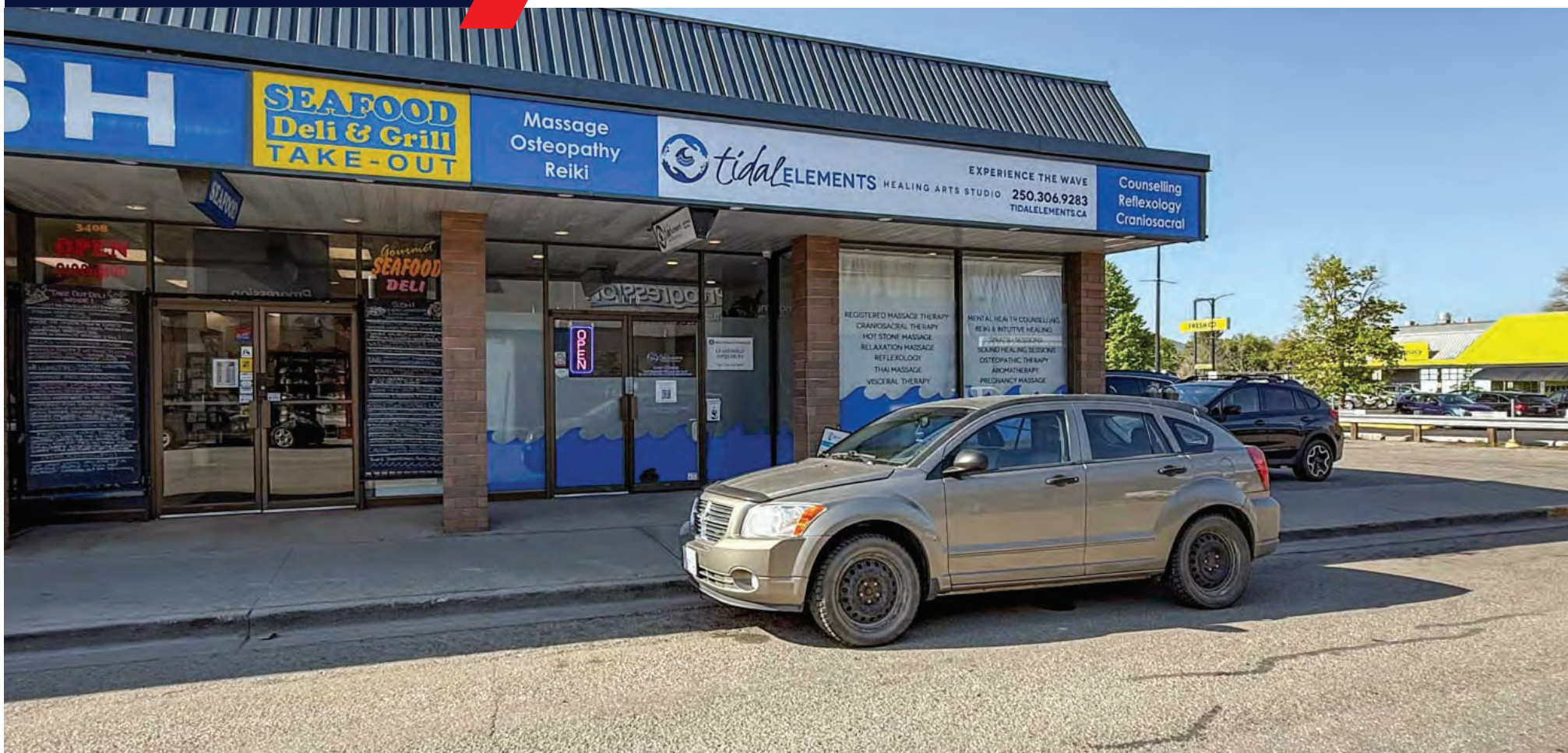




FOR LEASE

PROFESSIONAL TREATMENT SPACE

3410A 31st Avenue, Vernon, BC



Kris McLaughlin Personal Real Estate Corporation
kris@commercialbc.com
250.870.2165

REMAX Commercial - REMAX Kelowna
1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

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Property Details

Civic Address:

3410A 31st Avenue, Vernon, BC

Location:

Located on the south side of 31st Avenue between 34th Street and 35th Street at the northwest corner of the building

Unit Size:

2,039 SF (approximate)

Parking:

Up to 3 parking stalls available at \$50/month + GST per stall

Zoning:

CMUC - Commercial Mixed-Use: Centre

Lease Rate:

\$16.00/SF + \$6.60/SF NNNs (estimated for 2025) & applicable taxes

Versatile Professional Space Available on 31st Avenue in Downtown Vernon

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents this opportunity to lease a commercial unit in a multi-tenant commercial building, centrally located in Vernon, BC.

Features:

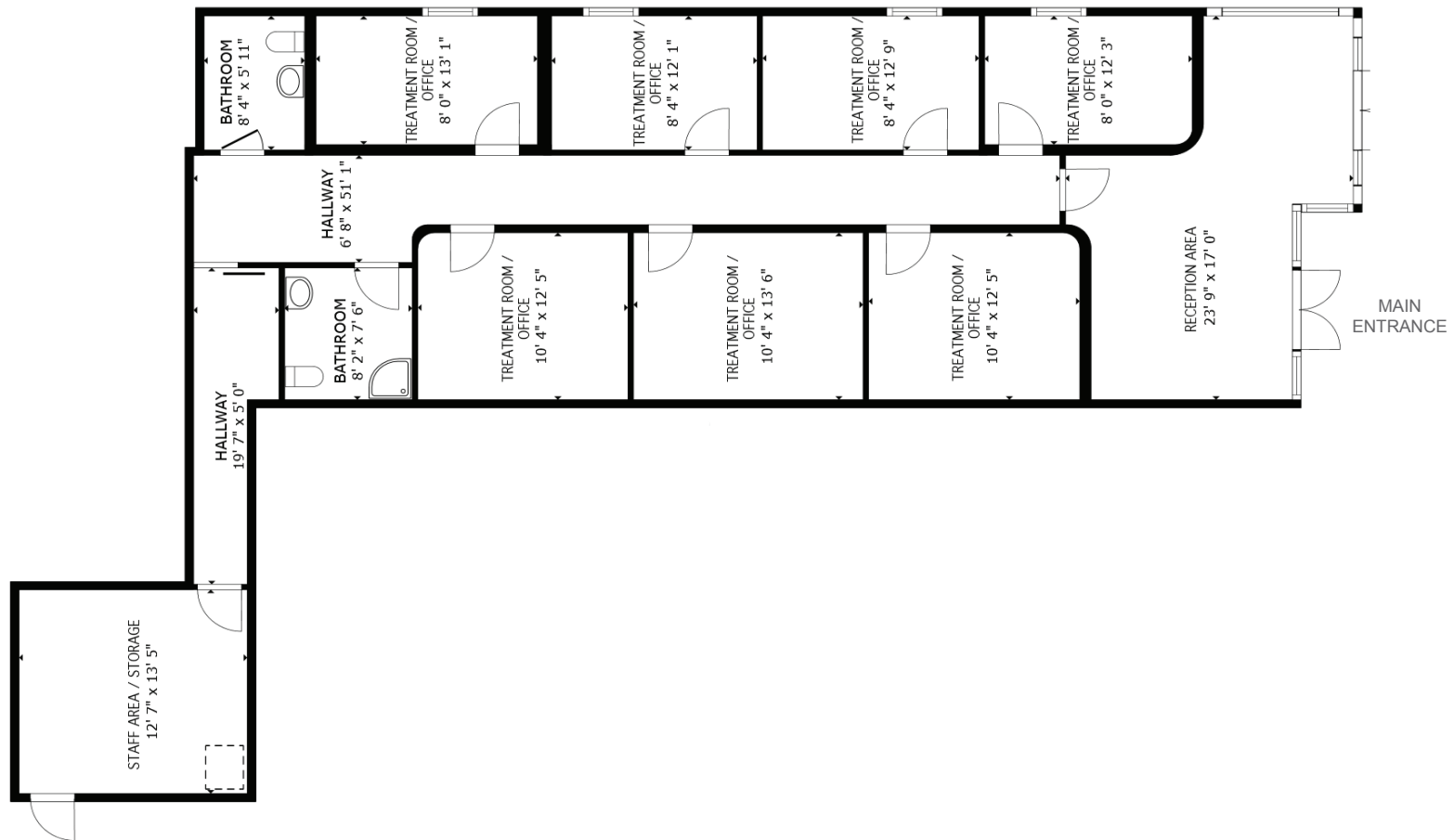
Prime commercial unit in a well established commercial area of Vernon, only half a block from Fresh Co, Shoppers Drug Mart and Dollarama.

- ▶ Approximately 2,039 SF of professional office space ideal for a medical office, massage therapy office or other personal service use
- ▶ Fully improved space with an inviting entrance & waiting area, 7 treatment rooms, 2 washrooms, staffroom/utility room/storage room with washer & dryer hook-ups
- ▶ Opportunity for highly visible fascia signage to the front and side of the building
- ▶ Potential to combine with adjoining unit (3410B) for a total of ±3,341 SF if a larger floor plan is desired
- ▶ For more information or to arrange a tour of this space contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com



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Floor Plan



Note: Floor plan has been derived, is approximate and may not be to scale. Some interior walls may have been adjusted. If important, information and configuration should be verified.

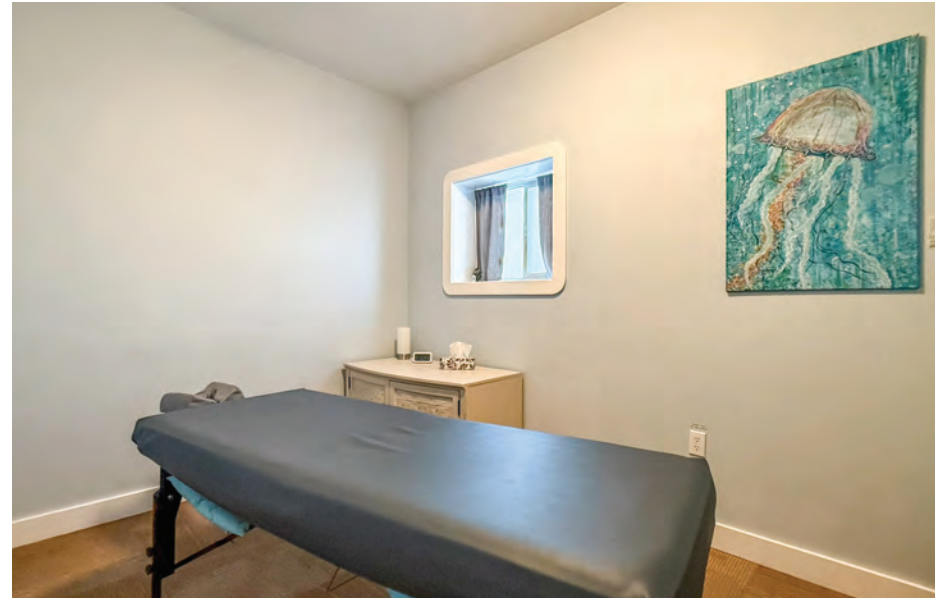
FOR LEASE: 3410A 31st Avenue, Vernon, BC

Interior Photos



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Interior Photos



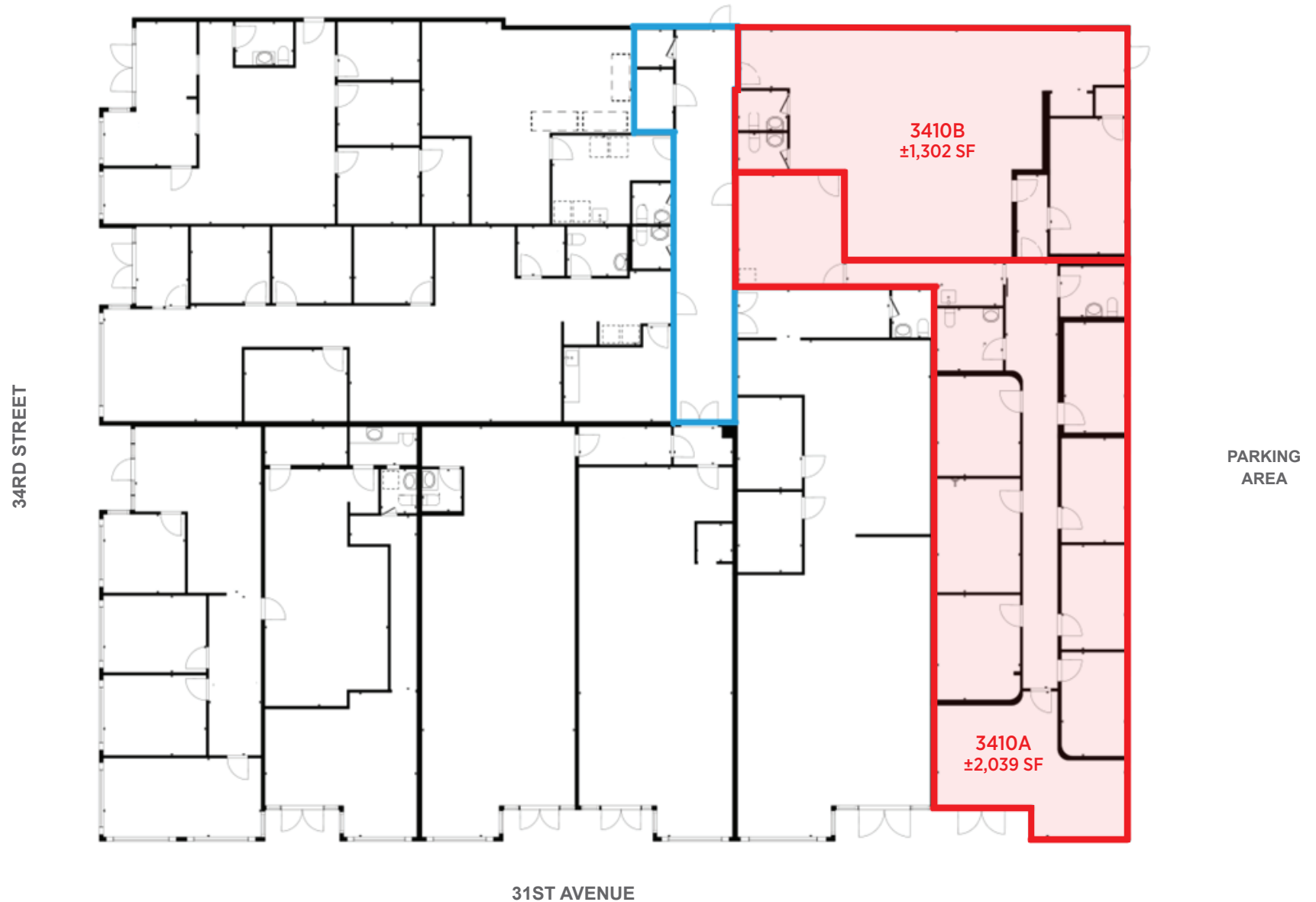
FOR LEASE: 3410A 31st Avenue, Vernon, BC

Interior Photos



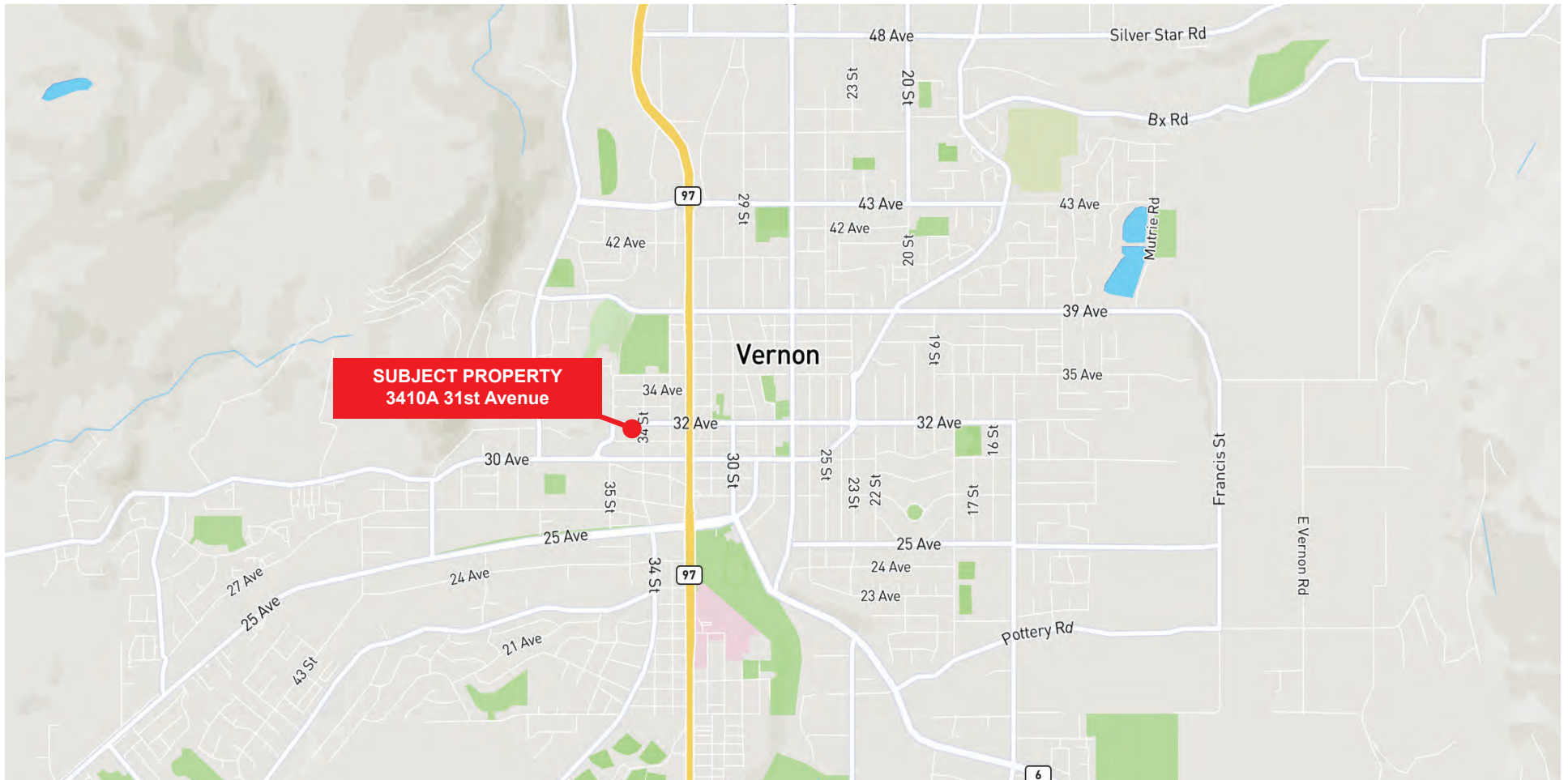
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Other Available Units



Note: Floor plan has been provided, is approximate and may not be to scale. Some interior walls may have been adjusted. If important, information and configuration should be verified.

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Kris McLaughlin Personal Real Estate Corporation
REMAX Commercial - REMAX Kelowna
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1
kris@commercialbc.com
250.870.2165



*The Commercial
Real Estate Experts*



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