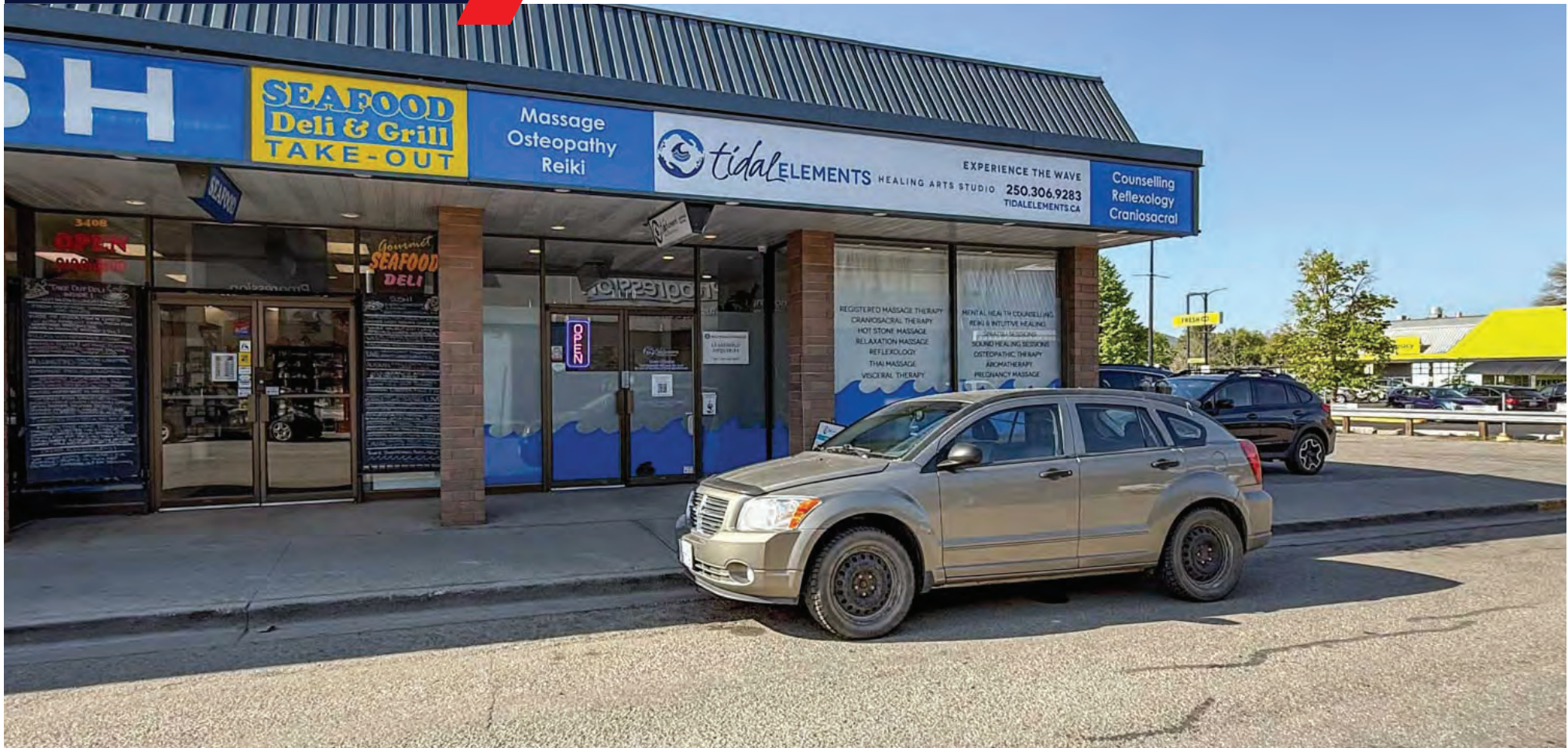


**REMAX**  
COMMERCIAL®

**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.

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

## 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:

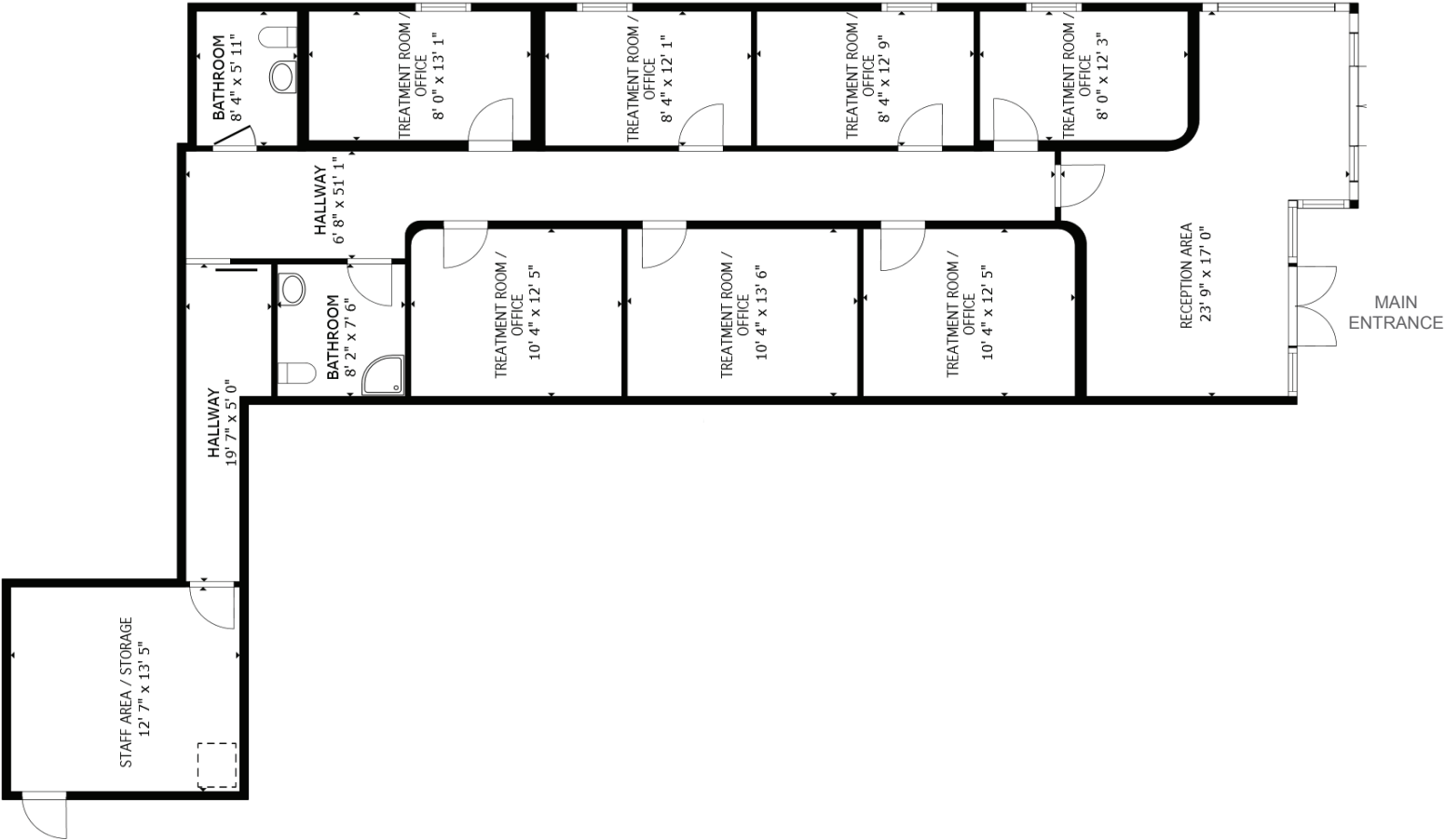
Prime commercial unit in a well established commercial area of Vernon, only half a block from Fresh Co, Shoppers Drug Mart and Dollarama.

- ▶ 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
- ▶ 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](mailto:kris@commercialbc.com)



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

# 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



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

## Interior Photos

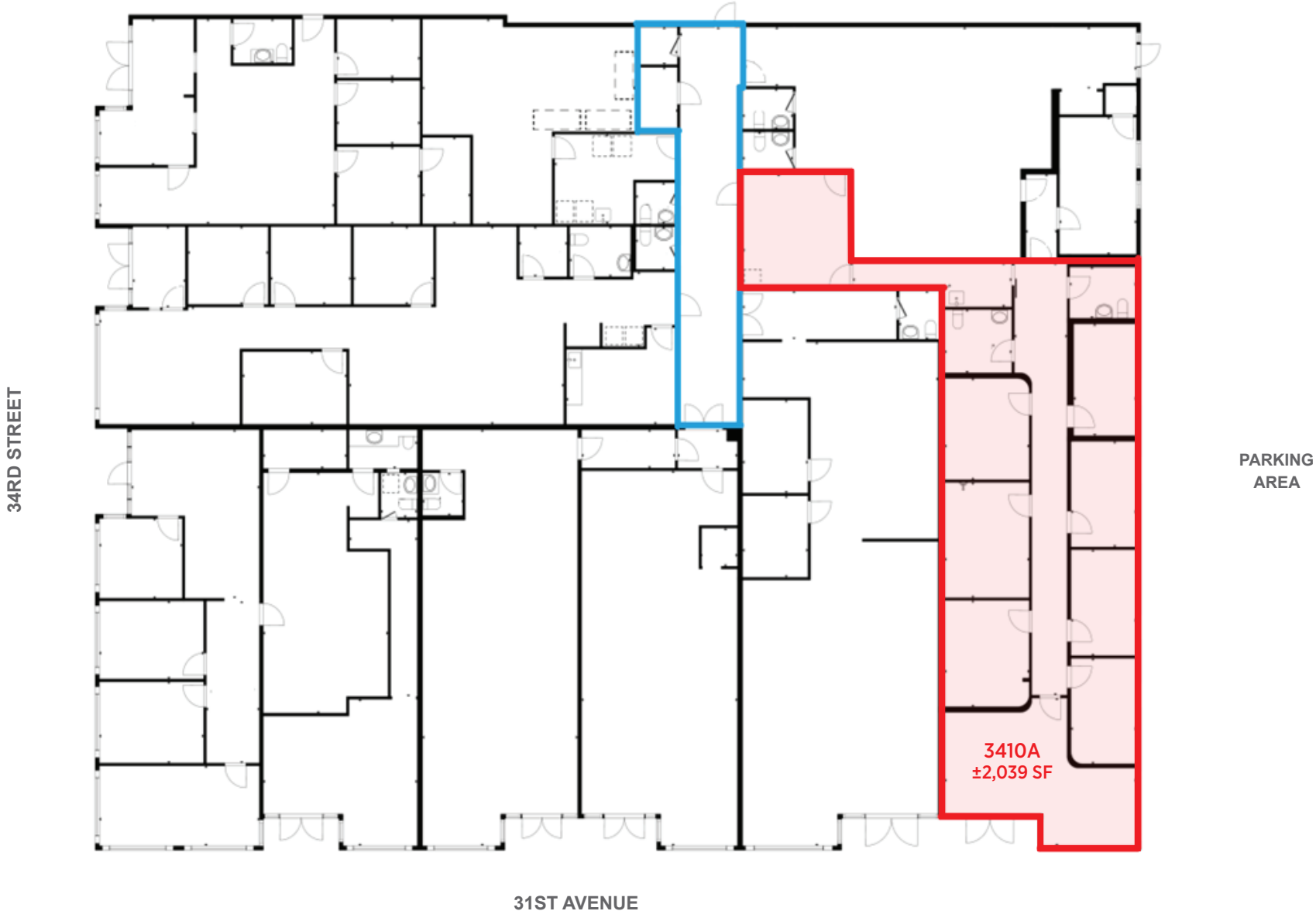


**FOR LEASE: 3410A 31st Avenue, Vernon, BC**

## Interior Photos



### 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.

