

**REMAX**  
COMMERCIAL®

**FOR LEASE**  
**RETAIL SPACE OR FITNESS STUDIO**  
3410B 31st Avenue, Vernon, BC



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

Each Office Independently Owned and Operated.

## Property Details

**Civic Address:**

3410B 31st Avenue, Vernon, BC

**Location:**

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

**Unit Size:**

1,302 SF (approximate)

**Parking:**

Up to 2 parking stalls available at \$50/month + GST per stall

**Zoning:**

CMUC - Commercial Mixed-Use: Centre

**Lease Rate:**

\$17.00/SF + \$6.60/SF NNNs (estimated for 2025) & applicable taxes

## Versatile Commercial 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:**

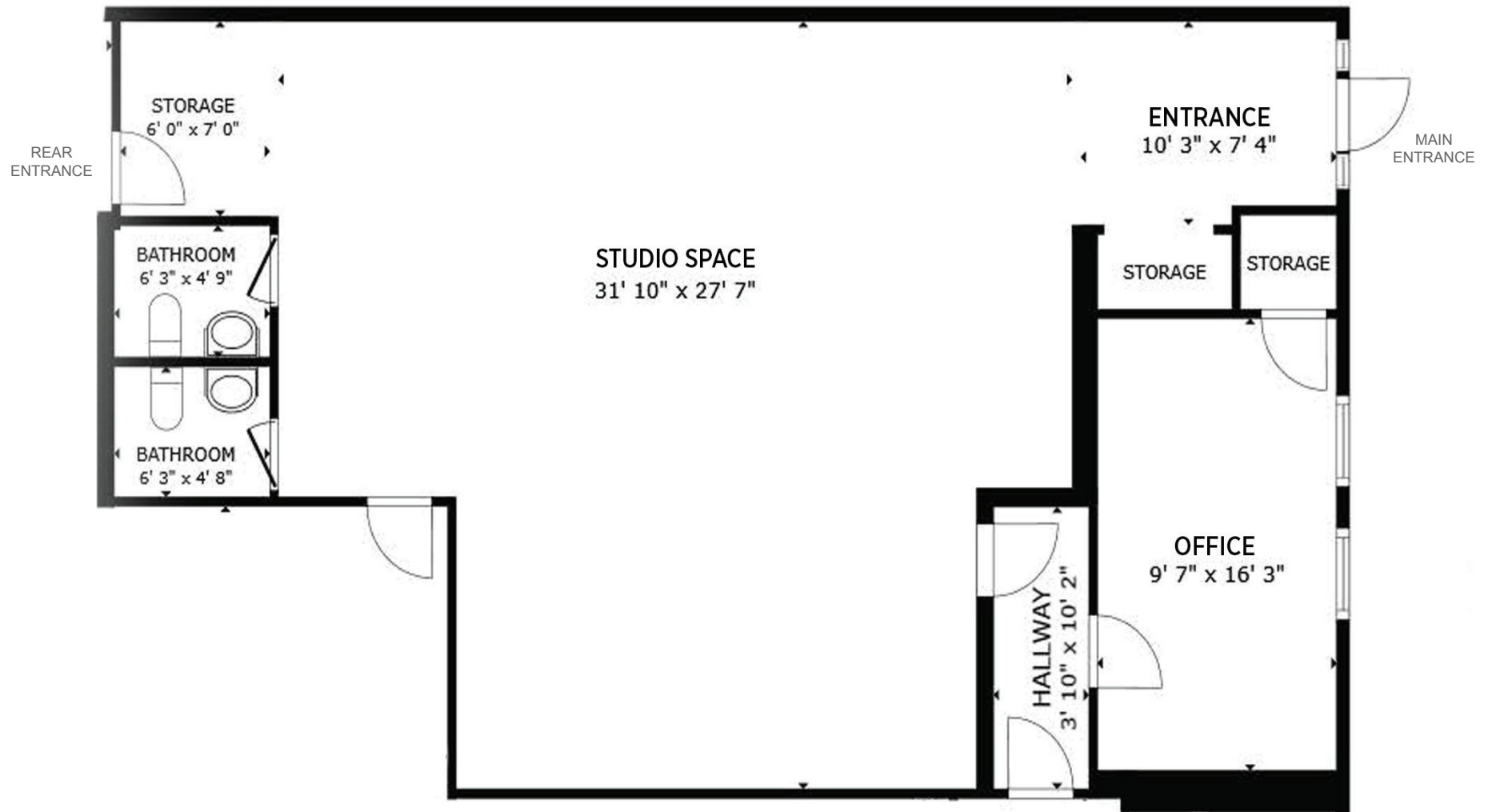
Centrally located commercial unit in a well established commercial area of Vernon, only half a block from Fresh Co, Shoppers Drug Mart and Dollarama.

- ▶ Approximately 1,302 SF of commercial space ideal for a fitness studio or retail outlet
- ▶ Flexible commercial space featuring a large open area, reception area, treatment room or office, two in-suite washrooms and storage areas
- ▶ Unit is located in the southwestern corner of the building and has a front entrance from the complex parking area as well as a rear access from the rear laneway
- ▶ Potential to combine with an adjoining unit (3410A) for a total of ±3,341 SF
- ▶ 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)



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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.

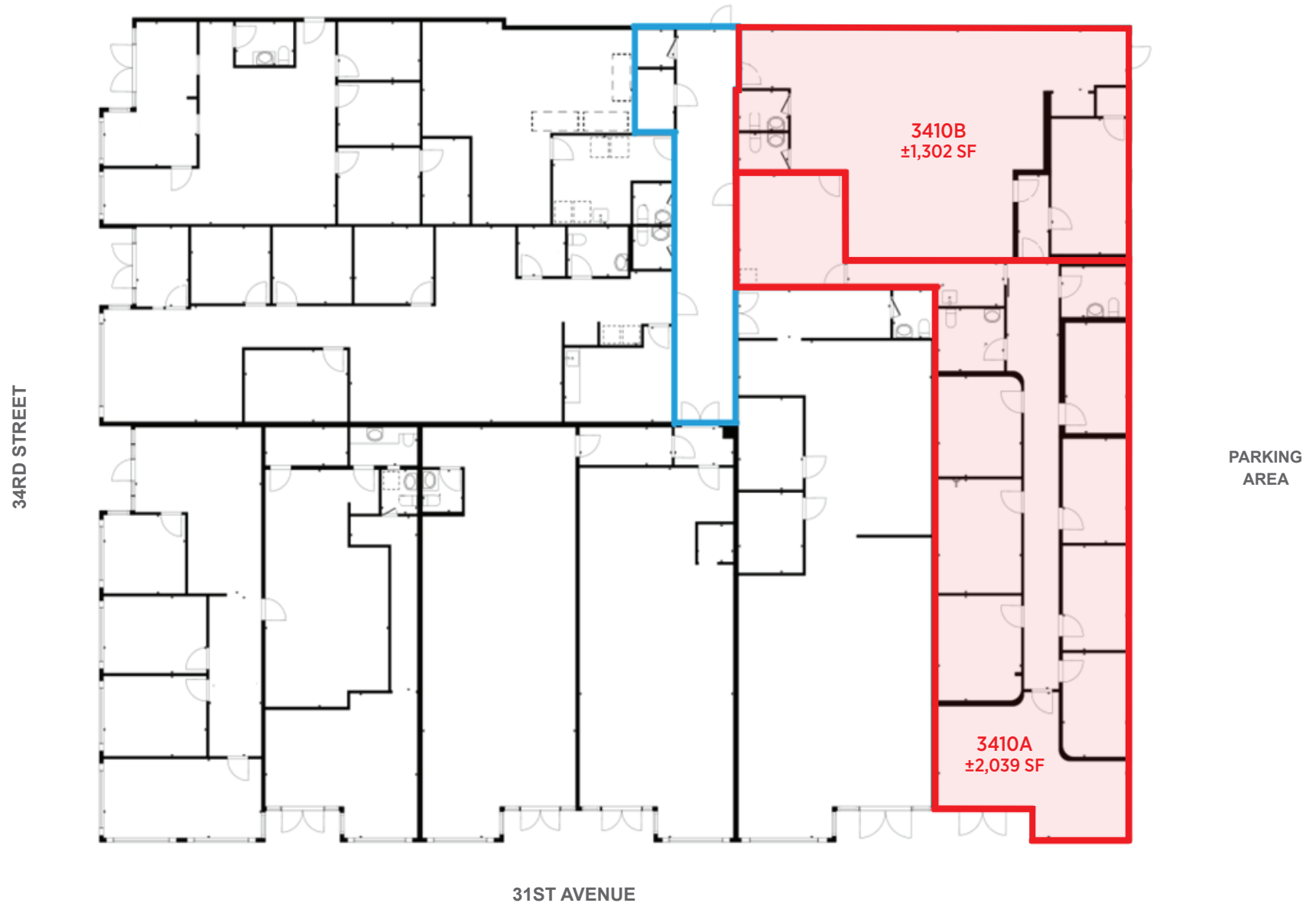
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## Interior Photos



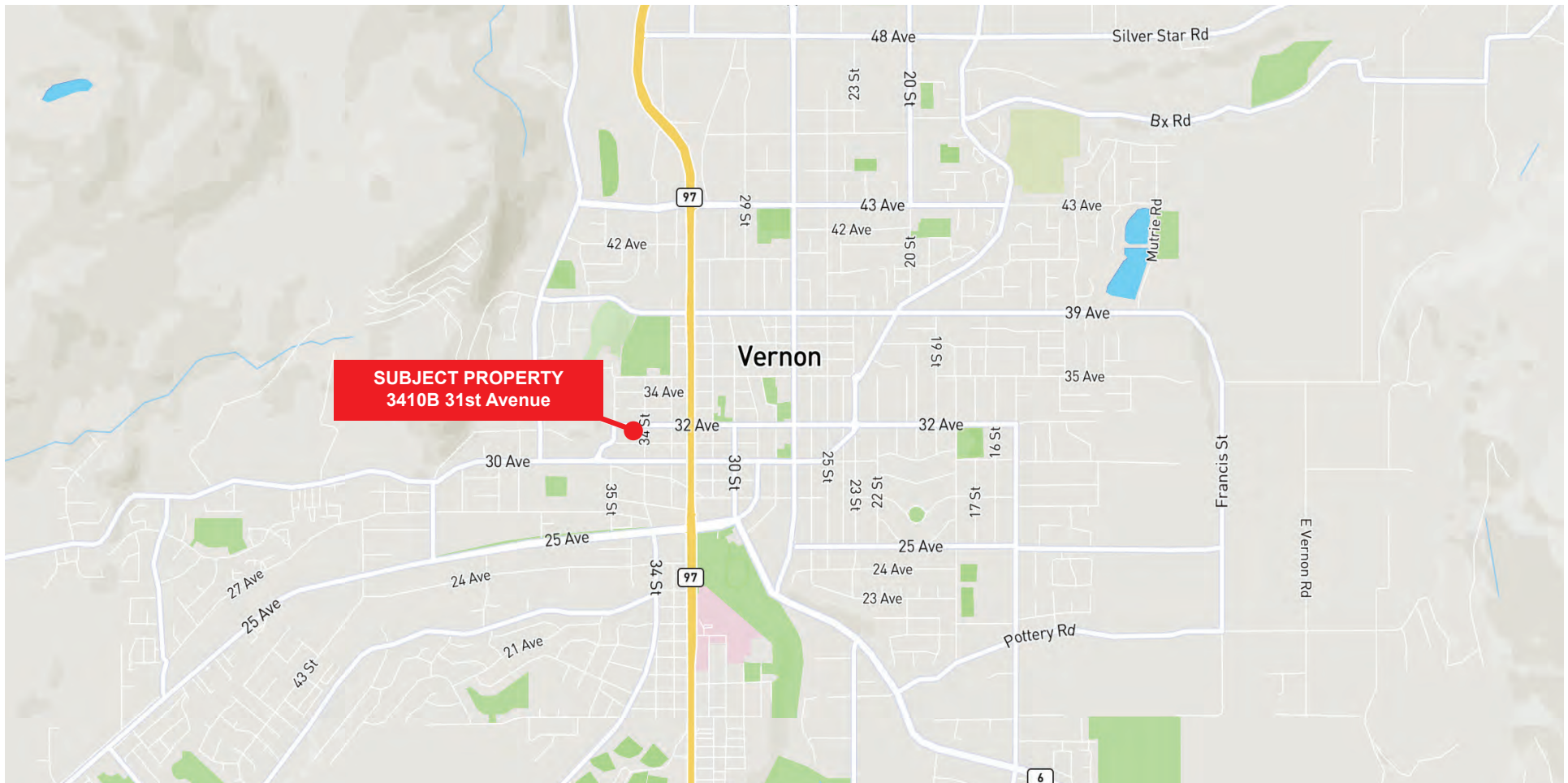
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## Other Available Units



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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Real Estate Experts*



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