



**CUSHMAN &
WAKEFIELD**

FOR SALE
3131 30TH AVENUE
VERNON, BC

PRICE REDUCED



- Corner of Highway 97 and 30th Avenue
- Former Royal Bank building
- Approximately 24,000 sf
- Built in 1968
- \$3,700,000

Craig Haziza*

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**CUSHMAN &
WAKEFIELD**

FOR SALE 3131 30TH AVENUE VERNON, BC

LOCATION

The property is centrally located on the northeast corner of 30th Avenue and Highway No. 97 in the downtown business district of Vernon B.C. Highway No. 97 is a regional connector linking the North Okanagan with the United States. Vernon is the economic anchor of the North Okanagan, serving a regional population of over 100,000. Vernon is also a past winner of the B.C. Small Business Roundtables Open for Business Award which is given for best practice in supporting the growth of local businesses.

BUILDING

The building consists of a three storey concrete building with one full level of basement. The building is approximately 24,234 square feet consisting of 18,093 square feet of above grade rentable area and an additional 6,141 square feet of basement level space of which approximately 70% of the basement is finished. All floors are serviced by a passenger/freight elevator. Basic construction is steel and masonry on a poured concrete slab. The framing is structural steel with masonry and concrete encasement and the floors are concrete poured over a metal deck. The roof is a flat roof with built up assemblies over tar and gravel cover. The building had been 100% occupied by the Royal Bank of Canada but is now vacant.

BUILDING AREA

First Floor	5,811 sf	improved as retail bank branch
Second Floor	6,141 sf	improved as office
Third Floor	6,141 sf	improved as office
Basement	6,141 sf	improved as office, staff meeting area, storage & vault
Total Area	24,234 sf	

(all sizes are approximate and should be verified by the buyer)

BUILDING AGE

The building was constructed in 1968 and has been occupied and maintained by the Royal Bank.

ZONING

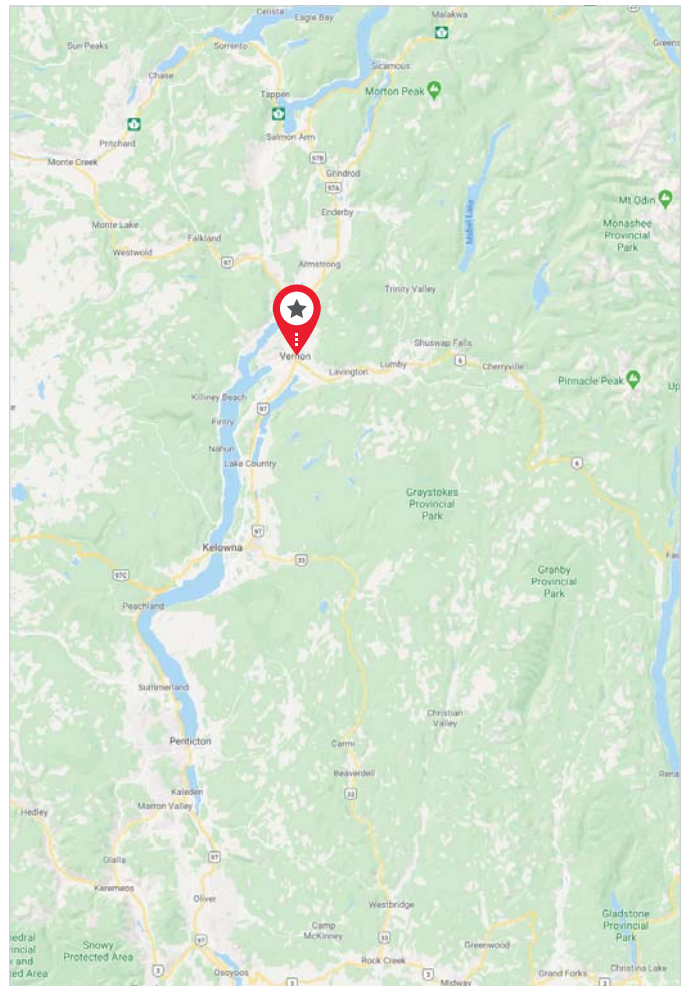
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LOT SIZE

6,500 sf rectangular lot

ASKING PRICE

\$3,700,000



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