

21,818 SF MIXED USE BUILDING



2933 30TH AVE.

VERNON, BC

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Royal LePage® Sussex

2397 Marine Dr. West Vancouver, BC

Independently Owned & Operated

\$6,750,000

Property Features

EXCEPTIONALLY BUILT COMMERCIAL BUILDING NEW ZONING POTENTIALLY ALLOWS FOR 16 STORIES

- Parking Level Tenant: 9,342 SF; Beverage Manufacturer.
- Main Level has two tenants; 1) Pub & Brewery, and 2) Engineering Firm.
- Parking Level: 9,342 SF.
- Main Level: Pub & Brewery 10,076 SF, Engineering Firm 2,400 SF.
- New Cultural Centre is in development. This new facility is planned to promote arts, heritage, and community gathering...one block away.
- Zoning Bylaw 6000: Streamlined development, Adjustments to regulations, increases building height.
- New zoning categories [CLICK HERE](#)
- Parking Level could also be used for monthly parking, there are 28 parking stalls.
- Vernon Population Growth - 11.0% from 2016 - 2021
- Vernon's projected population growth increase is 47% by 2046.
- The Cultural Centre is about a \$46M project.
- The Cultural Centre is targeted to Open in May of 2028.
- MLS: 10A01R: 10371124
- MLS: GVR: 8074547

IGUIDE LINK - [CLICK HERE](#)

PID: 008-772-878

Legal: LOT 1, BLOCK 61, PLAN KAP38830, SECTION 34, TOWNSHIP 9,
OSOYOOS DIV OF YALE LAND DISTRICT

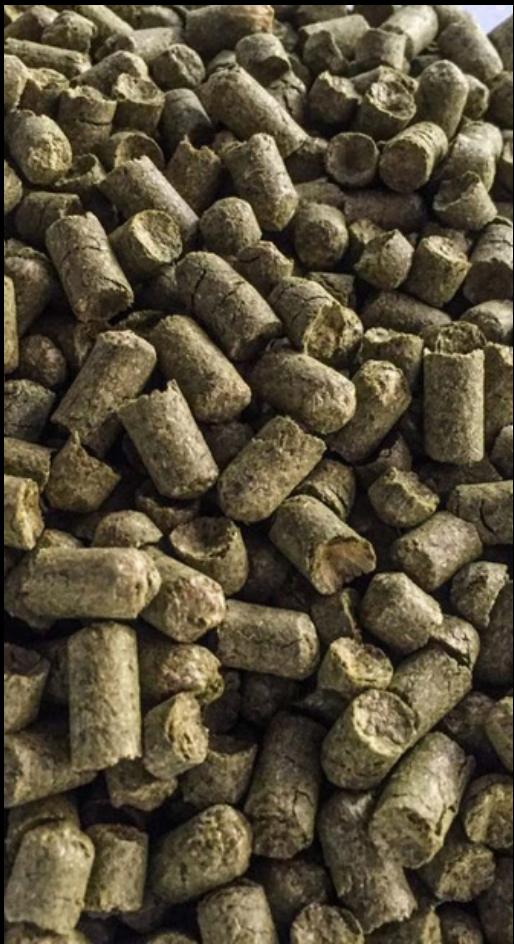
PROPERTY PHOTOS



PROPERTY PHOTOS



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INCOME ANALYSIS

Capital Budgeting Analysis

Gross Rental Income	%	\$366,490.70
Other Income	0.0%	\$0
Vacancy Allowance	1.0%	-\$3,665
Effective Gross Income		\$362,826
Management	0.0%	\$0
Structural Allowance	0.0%	\$0
Operating Expenses	0.0%	\$0
Prop-tax, Util., Lic., Admin	0.0%	\$0
Total Expenses	5.50%	-\$20,157
Other	0.0%	\$0
NET INCOME		\$342,669

STATISTICS

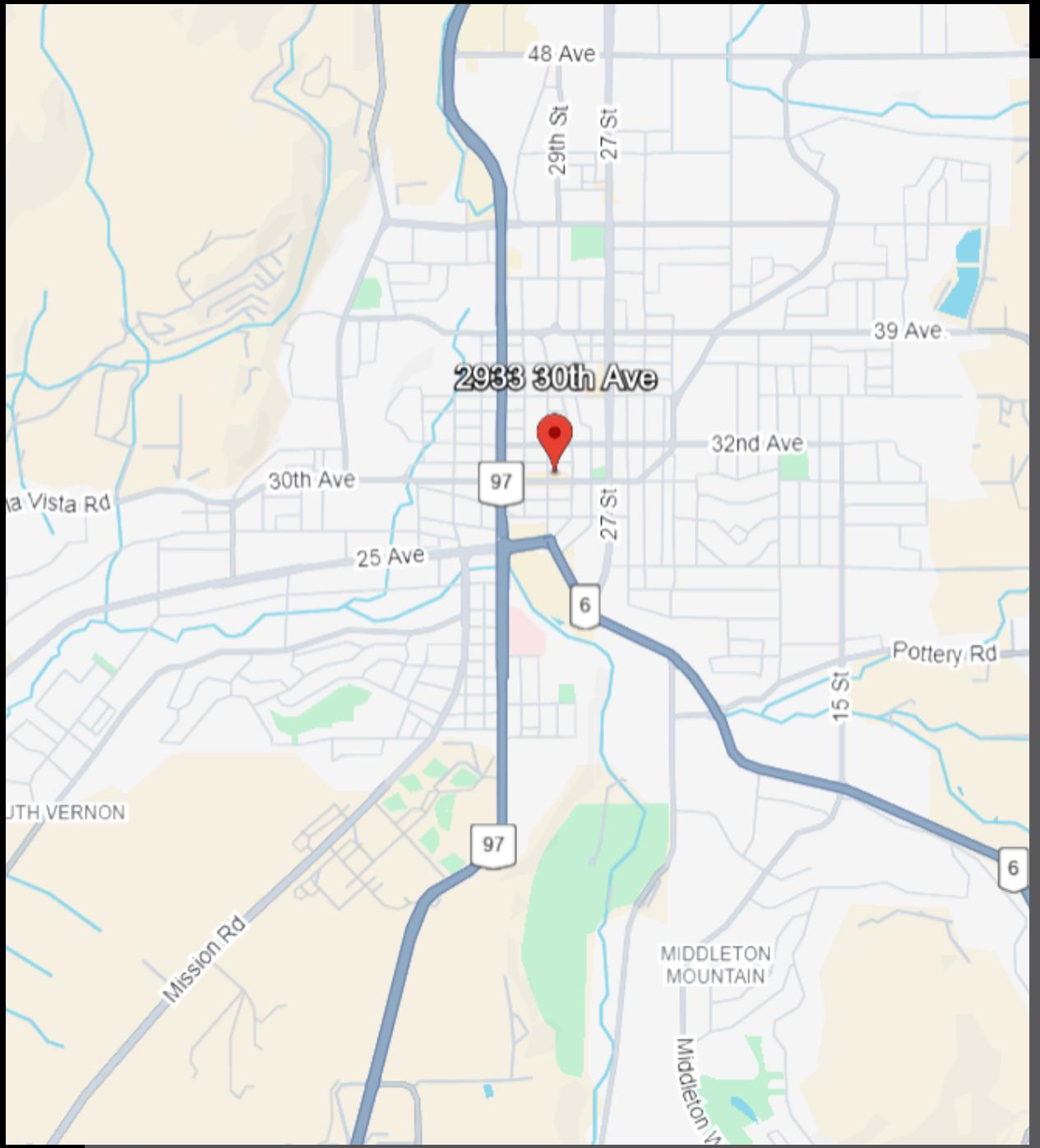
CAP RATE	5.00%
NET RENTABLE AREA	21,818
VALUE PSF	\$314.12
EXPENSE PSF	\$0.92
AVERAGE RENT PSF	\$16.80
BROKER OPINION OF VALUE	\$6,853,376

Vernon Commercial Restaurant Leases

COMPARATIVES

City	Rate	SF	Address
Vernon	\$22.00	9,876	2933 30th Avenue
Prime Downtown Corner Location			
Vernon	\$20.00	2,456	2520 53 Avenue
Vernon	\$36.00	862-5631	5560 Anderson Way
Vernon	\$32.00	5,631	5560 Anderson Way
Vernon	\$27.00	1,516	5100 Anderson Way
Vernon	\$22.00	2,400	4784 27 Street
Vernon	\$26-\$28	7,500	5600 Anderson Way - Cactus
Vernon	\$24	1,437	5601 Anderson Way
Vernon	\$15-\$19	Range	Commercial - Industrial

LOCATION MAP



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