



# FOR SALE

3313 30<sup>th</sup> Avenue,  
Vernon, BC

## PROPERTY DETAILS

- Beautifully renovated and fully built-out turnkey restaurant, including all of the equipment and furniture.
- Building layout provides an amazing opportunity for multiple business options and additional income opportunities.

# FOR SALE

\$1,220,000

## TURNKEY RESTAURANT OPPORTUNITY

3313 30<sup>th</sup> Avenue,  
Vernon, BC

*HM Commercial Realty is pleased to present a rare opportunity to purchase a beautifully renovated and fully built-out turnkey restaurant, including all of the equipment and furniture.*

- Great location on a main street in Downtown Vernon with steady car and foot traffic.
- Previous restaurant was operated by owner, no current tenancies the property will be delivered vacant.
- Tremendous value in the current build-out and the extensive list of included assets.
- A popular and successful restaurant business ran at this location for the last 15 years.
- Building layout provides multiple business options and additional income opportunities.
- The functional floor plan provides for 2 separate restaurants with their own exterior entrances, or a restaurant on the main floor with a private event area or catering business in the lower restaurant space.
- Lower level currently used to host catered functions, business meetings, Christmas parties and more.
- The 2,350 SF main floor of the building is set-up with a full restaurant, bar, kitchen with walk-in cooler, 2 customer washrooms, plus a staff washroom. There is a separate exterior entrance to the beautifully finished 2,350 SF lower level which offers another full restaurant with private function room, bar, (lightly used) kitchen, 2 washrooms, plus some small storage areas.
- Other features include: separate audio systems on each floor with built-in speakers, adjustable dimmer lighting, entire lower level was spray foamed (provides a watertight and airtight barrier), and the ability to separate hydro and gas meters for each floor.



\*Building square footage taken from accredited appraisal.

# PROPERTY DETAILS

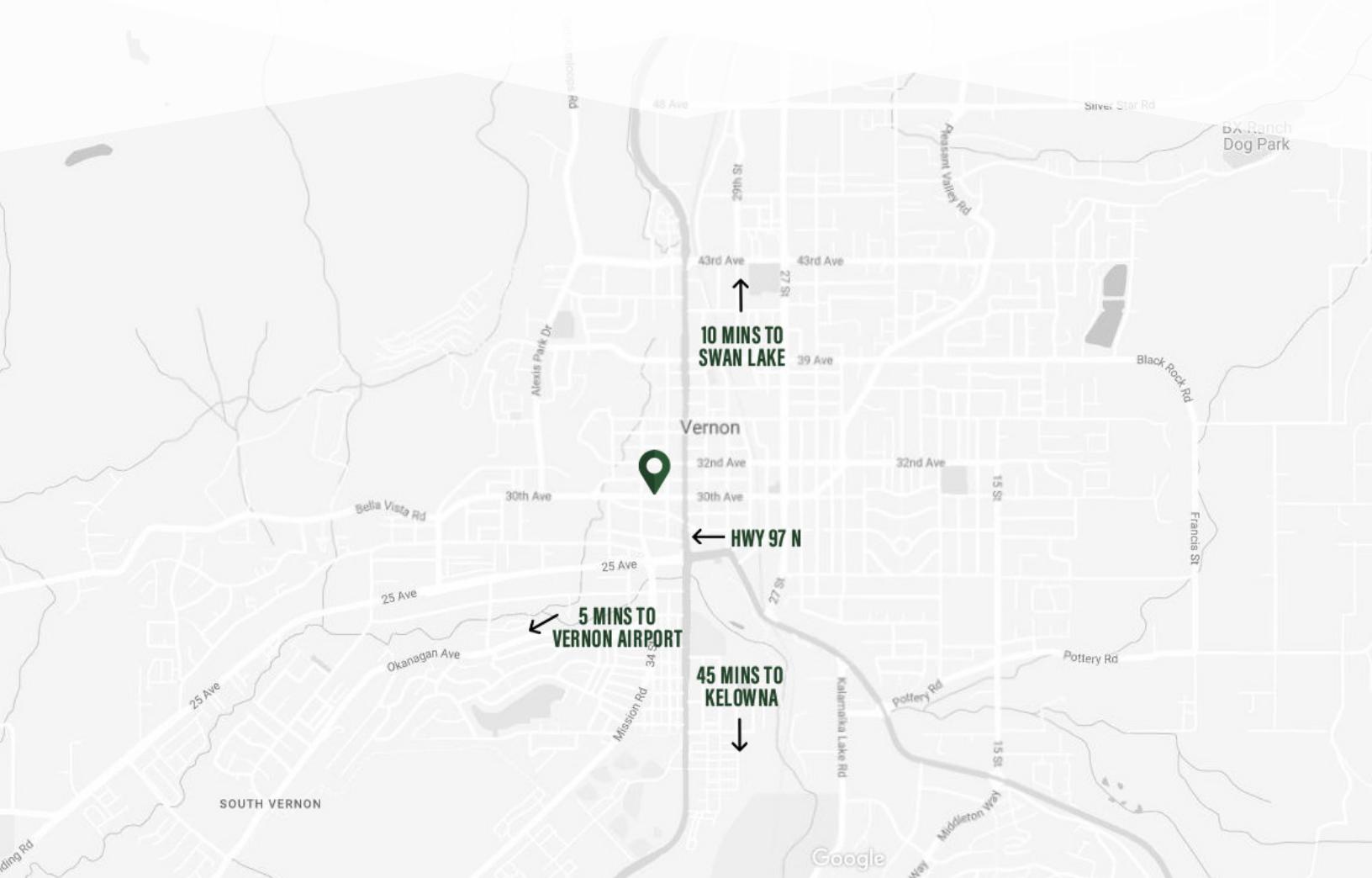
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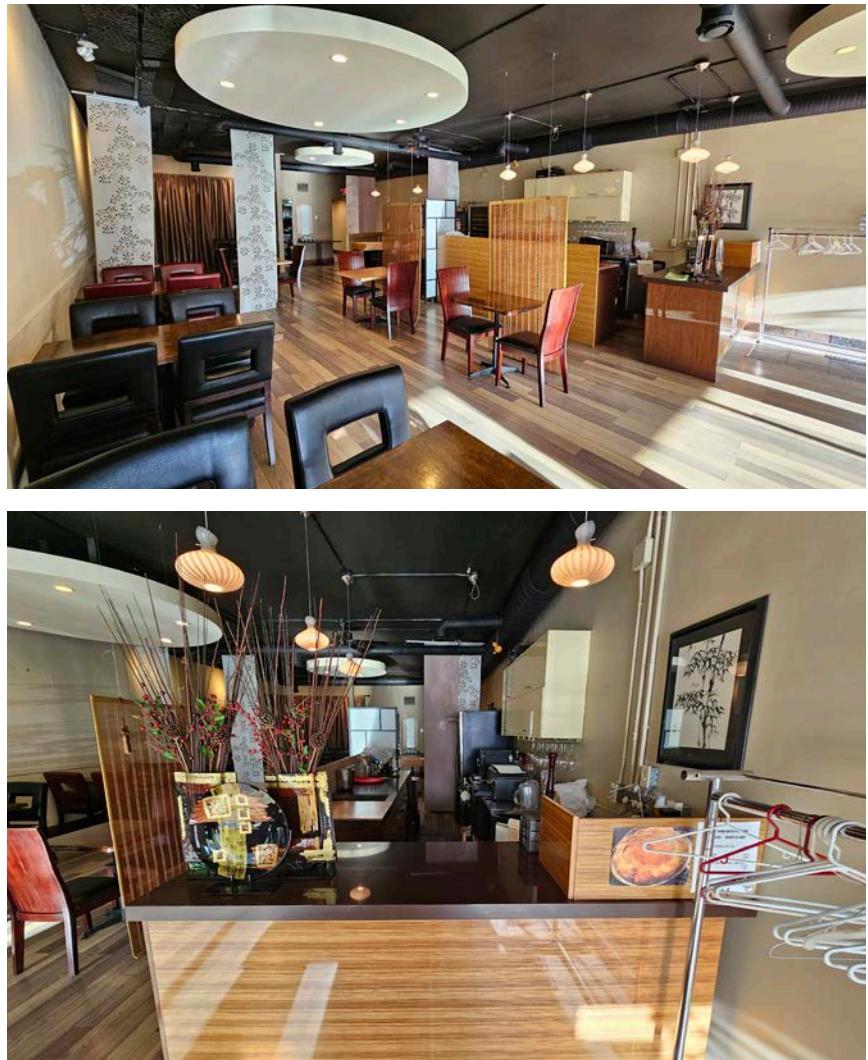


<b>CIVIC ADDRESS</b>	3313 30 <sup>th</sup> Avenue, Vernon, BC, V1T 2C9
<b>LEGAL DESCRIPTION</b>	LOT 20 BLOCK 64 DL 72 ODYD PLAN 327 EXCEPT THE EASTERLY 8 1/2 INCHES MEASURED ALONG THE NORTH AND SOUTH BOUNDARIES THEREOF
<b>PID</b>	012-409-162
<b>BUILDING SIZE</b>	4,700 SF
<b># OF UNITS</b>	2
<b>LAND AREA</b>	0.06 acres (2,614 SF)
<b>ZONING (CURRENT)</b>	CMUC - Commercial Mixed Use: Centre
<b>FUTURE LAND USE</b>	MDCOMRES Mixed Use – Medium Density Commercial and Residential
<b>PROPERTY TAXES</b>	\$7,811.61 (2023)

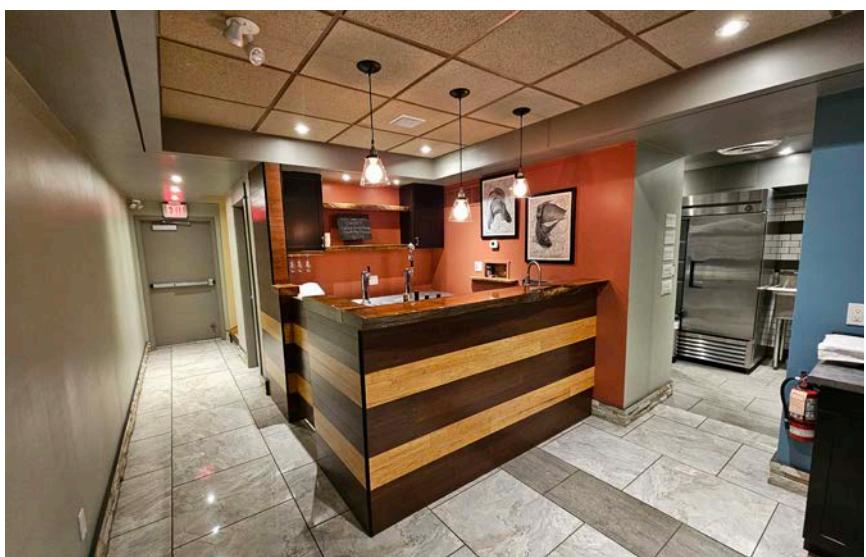
# AERIAL MAP

3133 30<sup>th</sup> Avenue is conveniently located in the bustling downtown area of Vernon, surrounded by amenities and local businesses. Visible from Highway 97, this building has excellent car and foot traffic. Just 5 minutes to Vernon Regional Airport, 10 minutes to Swan Lake, 30 minutes to Silver Star Mountain and 45 minutes to Kelowna.



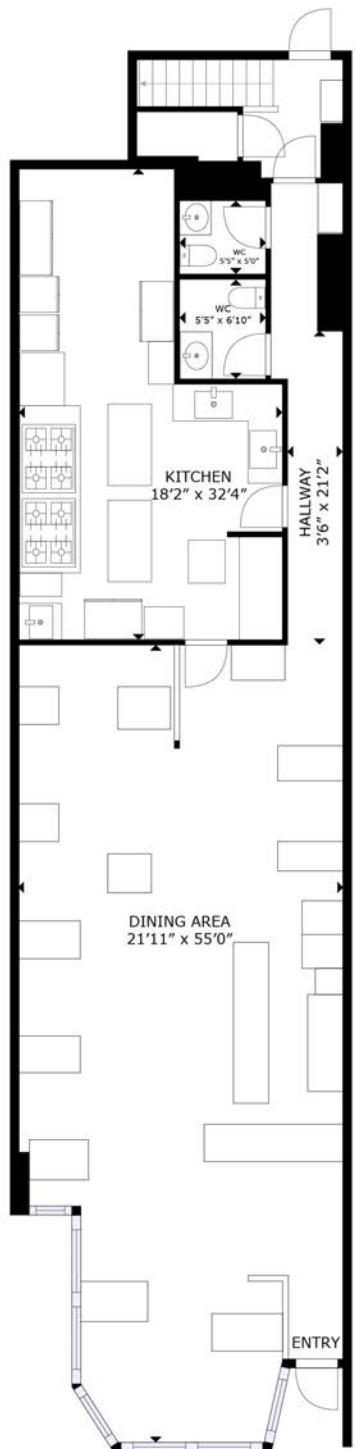


# LOWER UNIT



# MAIN FLOOR PLAN

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# LOWER FLOOR PLAN

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# ZONING

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## Section 11: Commercial Mixed-Use Zones

### ▲ 11.3 CMUC – Commercial Mixed Use: Centre

#### 11.3.1 Purpose

To allow for a range of large scale commercial, residential, and **Mixed-Use Housing** development up to 16 **Storeys** in **Height** to provide employment opportunities, services, retail, entertainment, and housing in the City Centre areas.  
*(Bylaw 6012)*



#### 11.3.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
<b>Housing</b>		
Large Scale Multi-Unit Housing	●	
Medium Scale Multi-Unit Housing	●	
Mixed Use Housing	●	
<b>Commercial</b>		
Accessory Parking		●
Bar	●	
Cannabis Retail Store	●	
Cannabis Lounge		●
Food and Beverage Service	●	
Grocery Store	●	
Health Service	●	
Home Based Business		●
Hotel	●	
Housing Sales Centre		●
Indoor Sales and Service	●	
Light Manufacturing	●	
Liquor Store	●	
Major Indoor Entertainment	●	
Minor Indoor Entertainment	●	
Office	●	
Outdoor Vending		●
Short-term Rental Accommodation		●
Temporary Storage		●

# ZONING

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## Section 11: Commercial Mixed-Use Zones

Community		
Child Care Service	●	
Community Service	●	
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	
Basic Services		
Emergency Services	●	
Essential Utility		●
Health Care Facility	●	

### 11.3.3 Density of Use

The maximum **Density** is 5.0 **FAR**.

### 11.3.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: 2,025 m<sup>2</sup> (0.5 ac)

Minimum **Lot Width**: 20 m

### 11.3.5 Siting of Buildings

**Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**. (Bylaw 6012)

Lot Line Abutting a:	Minimum Setback
Street	1.0 m
Laneway or Alley	1.5 m
Housing-based Lot	0.0 m
Non-housing-based Lot	0.0 m
Party Wall	0.0 m

### 11.3.6 Size of Buildings

.1 **Buildings** and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Principal Building(s)	60 m (16 Storeys)
Accessory Building(s)	4.5 m

# ZONING

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## Section 11: Commercial Mixed-Use Zones

- .2 For the purposes of calculating **Height** in this zone, parking levels below **Finished Grade** will not count as a **Storey**, and up to 2 levels of parking above **Finished Grade** will not count as a **Storey**. (Bylaw 6012)
- .3 For the purposes of calculating **Height** in this zone, rooftop accesses and enclosed storage areas that service rooftop **Common Amenity Areas** will not count as a **Storey**. (Bylaw 6012)

### 11.3.7 Development Regulations

- .1 **Lots** in this zone must not exceed the maximum **Site Coverage** indicated in the following table, and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated. (Bylaw 6012)

Maximum Site Coverage	Minimum Common & Private Amenity Area(s)
100%	5 m <sup>2</sup> / studio <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom

A minimum of 4 m<sup>2</sup> per **Dwelling Unit** of the required **Amenity Area** must be configured as **Common Amenity Area** that is accessible to all residents and must not be located within the required **Setbacks**. (Bylaw 6012)

- .2 Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 100 m.
- .3 **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**. (Bylaw 6012)
- .4 Despite the **Setbacks** specified in Subsection 11.3.5:
  - i. **Surface Parking Lots** and loading, storage, and waste collection areas must not be located between a **Principal Building** and a **Street**. (Bylaw 6012)
  - ii. (Deleted – Bylaw 6012)
- .5 (Deleted – Bylaw 6012)
- .6 **Small Scale Multi-Unit Housing**, **Medium Scale Multi-Unit Housing** and/or **Large Scale Multi-Unit Housing** can only be located on the same **Lot** or **Site** as a **Mixed-Use Housing Use** with a minimum of one principal commercial **Use** per **Site** on the following streets: (Bylaw 6012)
  - i. 30th Ave between 35 St. and 27 St.

# THE FINE PRINT

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**LINDSEY TERMUL & CHAD TERMUL**

Personal Real Estate Corporation

Licensed Commercial REALTOR®

# NON DISCLOSURE & NON-SOLICITATION AGREEMENT

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<b>CIVIC ADDRESS</b>	3313 30 Avenue, Vernon, BC, V1T 2C9
<b>LEGAL DESCRIPTION</b>	LOT 20 BLOCK 64 DL 72 ODYD PLAN 327 EXCEPT THE EASTERLY 8 1/2 INCHES MEASURED ALONG THE NORTH AND SOUTH BOUNDARIES THEREOF
<b>PID</b>	012-409-162

## **Collectively referred to as the Property (the “Property”)**

Amanda Thompson and Yuki Takeuchi (“the “Owners”) are the Owners of the Property and have engaged the Okanagan Life Commercial Team, Lindsey Termul Personal Real Estate Corporation and Chad Termul, licensed with Unison HM Commercial Realty, (the “Broker”) as the exclusive broker representing them on the sale of the Property. The Owner’s and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owners, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the “Confidential Material”).

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property, its Owners and Broker.

The Owners and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a Principal or a Consultant to the Principal.
2. You understand and acknowledge that Owners, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owners and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owners and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owners.
4. The Confidential Material will not be used or duplicated by you in any way detrimental to Owners and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker’s or Owners’ request.
5. Unless with the written approval of the Owners, you agree not to solicit any of the Owner’s employees, agents, or contractors in relation to any form of employment, independent contracting, or business dealings for a period of twelve months from the date of this Agreement.
6. No failure or delay by Owner and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

# NON DISCLOSURE & NON-SOLICITATION AGREEMENT

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Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your agreement to do so constitutes a material inducement to Owner and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Per:

**Buyer's Signature**

\_\_\_\_\_  
Buyer's Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Buyer's Company Name

\_\_\_\_\_  
Buyer's Company Address

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Fax Number

The Buyer's Agent accepts, acknowledges and agrees to the terms as reference herein as of this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Per:

**Buyer Agent's Signature**

\_\_\_\_\_  
Buyer Agent's Name(Please print)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Buyer Agency Name

\_\_\_\_\_  
Buyer Agency Address

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Fax Number

Once completed in full, please email to:

info@hmcommercial.com  
Unison HM Commercial Realty  
100 - 730 Vaughan Avenue, Kelowna, BC V1Y 7E4  
Tel: (250) 712-3130



# LEADERS IN COMMERCIAL REAL ESTATE



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