



FOR SALE

3313 30th 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

\$1,279,000

TURNKEY RESTAURANT OPPORTUNITY

3313 30th 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.



PROPERTY DETAILS



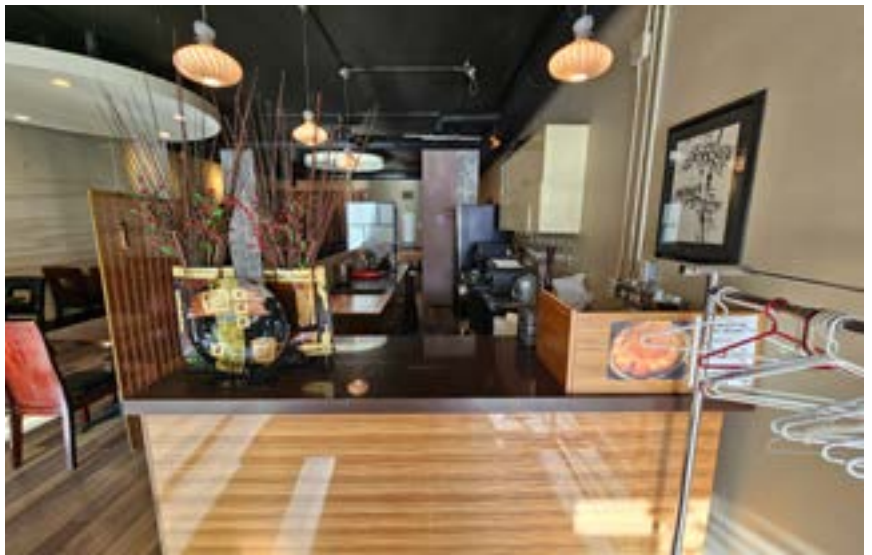
CIVIC ADDRESS	3313 30 th Avenue, Vernon, BC, V1T 2C9
LEGAL DESCRIPTION	LOT 20 BLOCK 64 DL 72 ODYD PLAN 327 EXCEPT THE EASTERLY 8 1/2 INCHES MEASURED ALONG THE NORTH AND SOUTH BOUNDARIES THEREOF
PID	012-409-162
BUILDING SIZE	4,700 SF
# OF UNITS	2
LAND AREA	0.06 acres (2,614 SF)
ZONING (CURRENT)	C7 Heritage Business District
FUTURE LAND USE	MDCOMRES Mixed Use – Medium Density Commercial and Residential
PROPERTY TAXES	\$7,811.61 (2023)

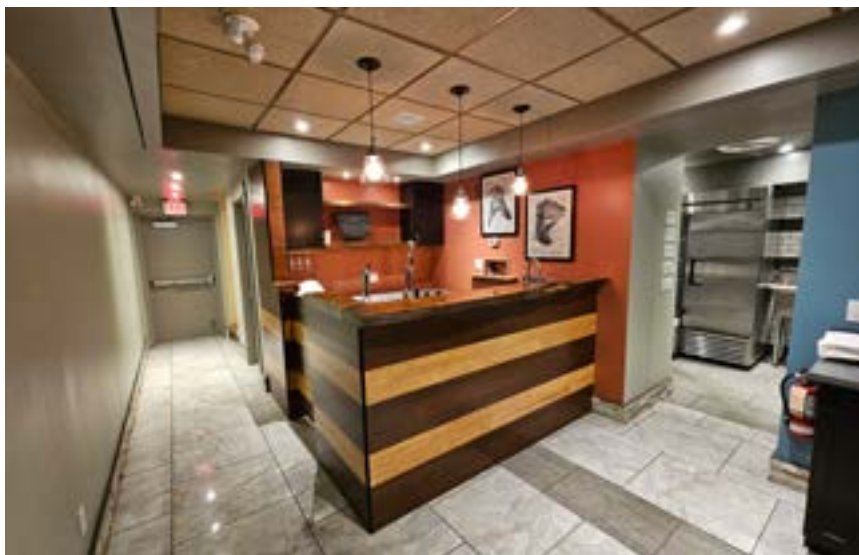
AERIAL MAP

3133 30th 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.



UPPER UNIT





MAIN FLOOR PLAN



LOWER FLOOR PLAN



ZONING

C7

10.7 C7 : Heritage Business District

10.7.1 Purpose

The purpose is to designate and preserve land for the **development** of a vibrant civic core that serves to provide a wide range of commercial, governmental and cultural services while conserving the City's historic **buildings**.

10.7.2 Primary Uses

- amusement arcades, major
- animal grooming (*Bylaw 5339*)
- apartment housing
- business support services
- call centres
- care centres, major
- clubs, private
- commercial schools
- community recreation centres
- cultural exhibits, private
- cultural exhibits, public
- custom indoor manufacturing
- drive-through services
- educational services, private
- educational services, public
- exhibition and convention facilities
- financial services
- food primary establishments
- government services
- health services
- hotels
- hotels, apartment
- libraries and museums, public
- liquor primary establishment, minor
- liquor primary establishment, major
- non-accessory parking
- offices
- parks, public
- participant recreation services, indoor
- personal services
- retail cannabis sales (*Bylaw 5731*)
- retail stores, convenience
- retail stores, general
- retail stores, licensee
- retail street sales
- second-hand dealerships
- seniors assisted housing
- seniors residential care
- seniors supportive housing
- spectator entertainment establishments
- used goods stores

10.7.3 Secondary Uses

- amusement arcades, minor

ZONING

- apartment housing
- brewing or distilling, Class A
- care centre, minor
- carnival
- emergency protective services
- gaming facilities**
- group home, minor
- home based businesses, minor

** refer to definition for “gaming facilities” in Section 2.3.3. for limitation on number of slot machines permitted within the City of Vernon boundaries

10.7.4 Subdivision Regulations

- Minimum **lot width** is 7.0m.
- Minimum **lot area** is 200m².

10.7.5 Development Regulations

- Maximum commercial **floor space ratio** is 3.5.
- Maximum **height** is 15.0m.
- Minimum **front yard** is 0.0m.
- Minimum **side yard** is 0.0m.
- Minimum **rear yard** is 0.0m, except it is 6.0m where the **abutting** land is zoned or designated Residential.

10.7.6 Other Regulations

- **Apartment housing, seniors assisted housing, seniors residential care and seniors supportive housing** are only allowed above the **first storey** and requires a separate at-grade access from the **commercial uses**. In the case of elevator equipped **buildings, uses** may share elevators provided security measures are in place to restrict access to residential areas.
- A minimum area of 2.0m² of private open space shall be provided per **bachelor dwelling, seniors assisted housing or seniors supportive housing** unit or group home **bedroom**, 4.0m² of private open space shall be provided per 1 **bedroom dwelling**, and 5.0m² of private open space shall be provided per **dwelling** with more than 1 **bedroom**.
- Parking shall not be constructed in the **front yard** of the property. Where residential **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.
- For **seniors assisted housing, seniors residential care and seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- As per Section 4.10.2 - All **buildings and structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule “B” shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule “B”.

(Bylaw 5440)

THE FINE PRINT



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OKANAGAN LIFE COMMERCIAL TEAM

LINDSEY TERMUL & CHAD TERMUL

Personal Real Estate Corporation

Licensed Commercial REALTOR®

NON DISCLOSURE & NON-SOLICITATION AGREEMENT

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

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 Company Name

Buyer's Name

Buyer's Company Address

Title

Email Address

Phone Number

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 Agency Name

Buyer Agent's Name(Please print)

Buyer Agency Address

Title

Email Address

Phone Number

Fax Number

Once completed in full, please email to:

info@hmcommercial.com
Unison HM Commercial Realty
100 - 730 Vaughan Avenue, Kelowna, BC V1Y 7E4
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LEADERS IN COMMERCIAL REAL ESTATE



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