



# FOR LEASE

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2,400 SF RETAIL OR OFFICE SPACE IN  
A PRIME RETAIL CORRIDOR  
4784 27 STREET, VERNON BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

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[www.rlkcommercial.com](http://www.rlkcommercial.com)

ROYAL LEPAGE KELOWNA

COMMERCIAL



## JOIN PROMINENT NATIONAL BRANDS AT A PRIME VERNON CORNER!

Excellent opportunity to join **Scotiabank** and **Acera Insurance** at the high-visibility intersection of 48th Avenue and 27th Street, directly adjacent to Village Green Shopping Centre. This 2,400 SF corner unit offers premium exposure with prominent frontage on 27th Street.

Previously home to a pet supply retailer, the space is ready to be re-imagined for your retail concept or professional office.

# PROPERTY DETAILS



## MUNICIPAL ADDRESS

4784 27 Street, Vernon, BC



## LEGAL DESCRIPTION

LOT B, PLAN KAP 57080, SEC B,  
TWN 8, LD41, ODYD



## LEASEABLE AREA

2,400 SF



## ZONING

C5



## LEASE RATE

\$22.00 / SF

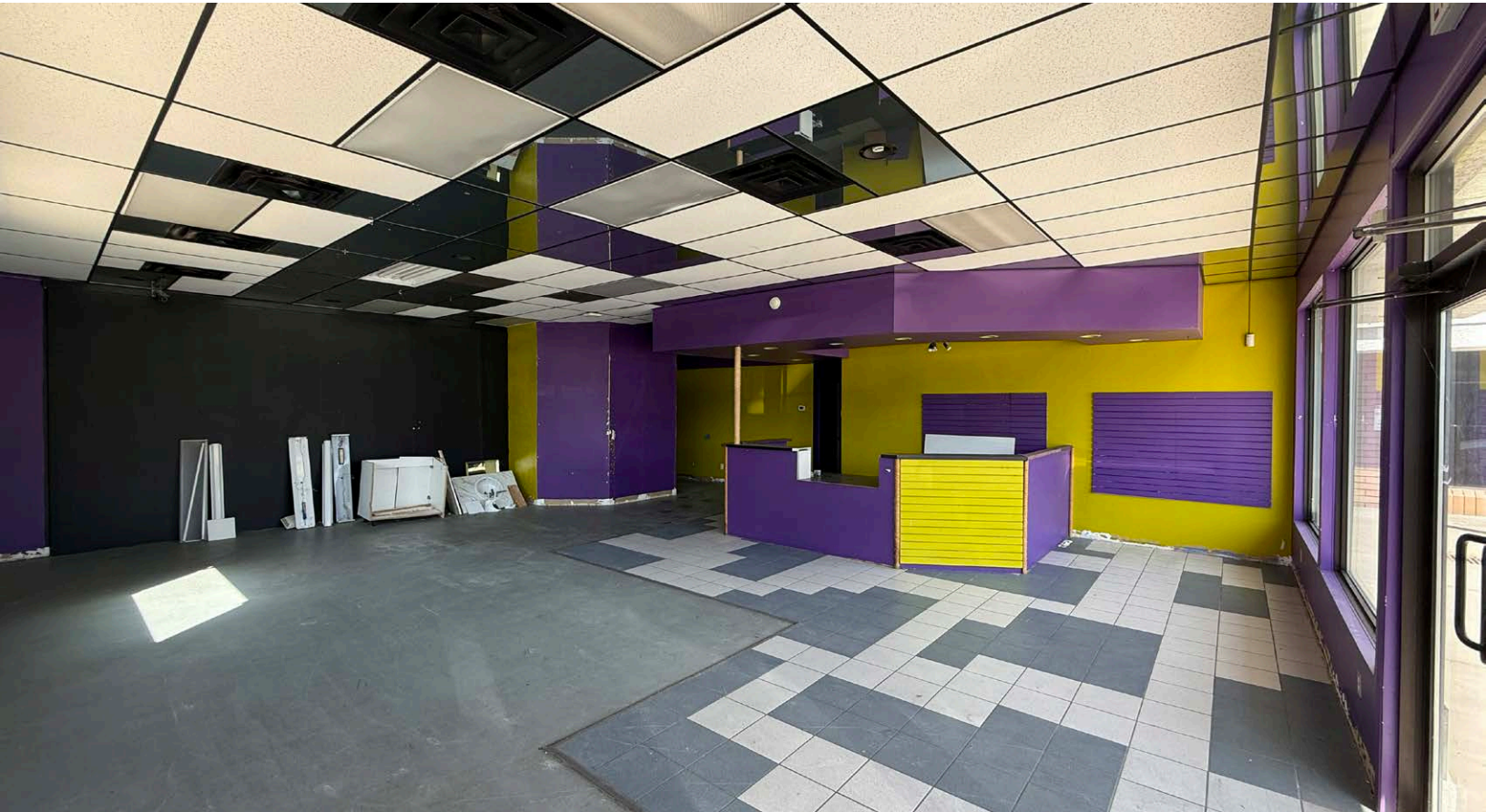


## OPERATING EXPENSES

\$8.50 / SF

# RE-IMAGINE THE SPACE

Renderings are artistic representations for illustrative purposes only



LOCATION  
OVERVIEW



Walmart



KALTIRE



REAL CANADIAN  
SUPERSTORE



VILLAGE GREEN  
SHOPPING CENTRE

27 ST



48 AVE

SUBJECT  
PROPERTY

GATEWAY  
CASINOS & ENTERTAINMENT LIMITED

COBS BREAD

HIGHWAY 97

ANDERSON WAY



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