



2101 43 Street Vernon British Columbia

\$3,980,000

Prime Okanagan Multi-Tenant Industrial Asset There is a heavy demand for commercial properties in the Okanagan and this property offers immediate strong income with huge expansion potential. The main warehouse unit plus rear lot totals 0.76 acres with over 16,500 SF of building area and the property features a mix of office, showroom, workshop, residential and warehouse space with existing tenancies. Zoned INDL - Light Industrial with excellent access and potential to further demise the space into multiple industrial bays. (Plans to add 6 more bays available upon request) and potential to develop the back lot (4701 Okanagan Avenue). Current Tenancies: Lease #1: Shop - 1,859 SF (shop space + caretaker suite). Lease #2 (no photos included - available to view): Shop - 3,187 SF building + yard space. Lease #3: Browns Transport (Owner) - 8,500 SF inside the building + back lot (lease can be structured to suit buyer needs). Large open warehouse with 16 ft clear height overhead door + offices. Lease #4: Cafe - 1,115 SF combined office space + kitchen (downstairs + upstairs). *Full lease details available upon request. This property is ideal for an owner-occupier or investor seeking a well-leased industrial asset with income in place. Virtual tour, full lease summaries, floor plans and information package available upon request. *Showing's by appointment only*. Please contact your Agent or the Listing Agent for more information or to schedule a viewing. (id:6769)

Listing Presented By:



Originally Listed by:
Stonehaus Realty (Kelowna)

<http://www.kaiapenaluna.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.