



4313 25 Avenue 2A & 3A Vernon British Columbia

\$999,900

\$999,990!! This is akin to \$200 sq/ft for 2 Light Industrial strata units each with Retail, Warehousing, Parking and Perimeter Fence Storage in the back! Use the whole building? Sure. Use or lease each side? Absolutely. OR maybe invest in some demising walls and split this into 4 leasing spaces with 2 Retail and 2 Warehousing units. This acquisition comes with 2 Strata Titles. Currently the spaces (2A & 3A) are combined for 1 business space, minus the 900 sq/ft warehouse of Strata Lot 3 currently being rented out. Depending on your needs, you can use both sides or separate the sections back into their original 2450 sq/ft spaces within a short time frame for framing & brick work. The largest warehouse in 2A has approximately 18,100 cu/ft with the 12' ceilings. 2A warehouse area is heated. RTU installed aprx 2018. If you needed both sides, removal of the partition wall and integration of the 17' x 24' Work Room in 3A could see a combined 36,200 cu/ft of warehousing space. Each section (2A & 3A) has their own 10' x 10' rolling door access at the back. Section 2A (middle Strata) has a wood framed on concrete with footing walls approx. 7.3M wide that is currently being leased for storage. It could be used or easily deconstructed in the back. Main Power into 4313 25 Ave is 400AMP Main Panel. Welcome to your new commercial venture! (id:6769)

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