

## 740 Waddington Drive 11 Vernon British Columbia

Middleton Mountain Vernon

**\$640,000**



Why be tied up in a GIC when alternatively you could invest & hold a recently updated commercial real estate property with a 4.50% CAP RATE on Middleton Mountain Vernon! Great location in a very popular 12 unit commercial strata complex with 2273 sqft of space. Multiple access points from Waddington Drive and 11th Ave, including a dedicated back lane to the bay area. Plus, the light industrial zoning offers a multitude of future usage. Current lease in place until October 15, 2027 with optional dual 3-year term extensions. Call us today for more information on this next investment into your portfolio! (id:6769)

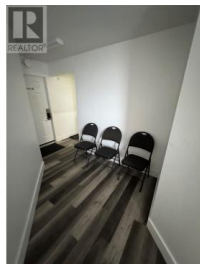


### Lisa Salt

RE/MAX Vernon Salt Fowler

Phone: (250) 549-7258

<http://www.saltfowler.com/>



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada