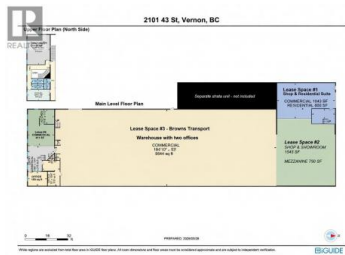




2101 43 Street Vernon British Columbia

City of Vernon

\$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 you...



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