



**4313 25 Avenue 2A Vernon British Columbia**

Okanagan Landing

**\$615,000**



Looking for light industrial commercial property with frontal customer parking, paved parking or storage lot in the back, retail space and open warehousing amounting to 2455 sq/ft of usable space interest you? Then, look no further than 4313 25 Ave! Home of the De Vine Vintners. Currently the spaces (2A & 3A) are combined for 1 business space. The Warehousing space for 2A is approximately 1525 sq/ft. The retail frontal space is approx 600 sq/ft. Here in the middle strata lot 2A, you have an higher efficiency furnace for the winter heat and on the roof an RTU for the cooling needs. The furnace and RTU are heating and cooling 3A as well. So, if the new owner of 3A doesn't want his heating and cooling from you, you know you have reserve capacity just for 2A. There is water purifying apparatus that is newer if you wish to sell bottled water as a side business as well. Being put back into their original Strata Lot you could be done within a short time frame. 2A has its own 10' x 10' rolling door access at the back. The LCP paved parking in the secured back area also has an approx. Storage building in the back approx 25' wide on poured concrete with footings walls. Main Power into 4313 25 Ave is a 400AMP. It is split into individual - 100AMP feeders to each Strata lot. Welcome to your new commercial venture! (id:6769)

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