



## 4601 23 Street 2A Vernon British Columbia

Harwood

# \$2,380



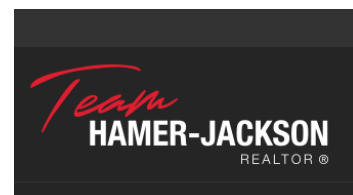
Very affordable Light Industrial (INDL) lease space. Approximately 2160 sq ft of level entry and level space for only \$2,380.00 per month. Cost of lease includes all the costs that would usually be called "Triple Net" or "Additional Rent" and calculates to approximately \$8.00 per foot for the basic rent and \$4.88 for the "Additional Rent". Floorplan coming soon but mostly open space with a 9 x 9 overhead door to shop area, a man door opening into an office area and a rent free shared bonus area with loading dock access and level access to your unit. Tenant only has to pay own utilities and and GST on the lease. Close in location, The most reasonable Industrial lease space in town. Use for your own business, or cheap enough to use as a hobby room, storage, vehicle parking, shared storage or ? Long term owner and landlord has a simple 1 page lease agreement. Vacant and can accommodate a quick possession. Call for more info or a viewing. (id:6769)

### Don Defeo

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