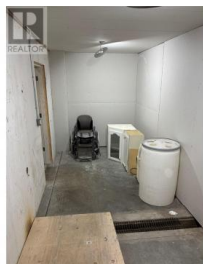
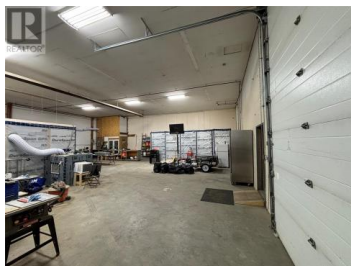
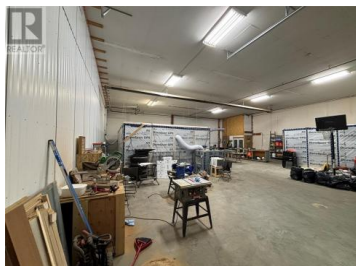
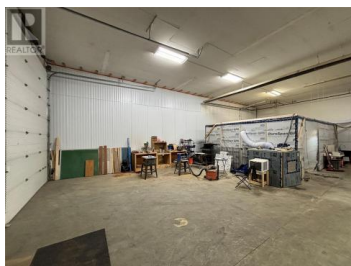
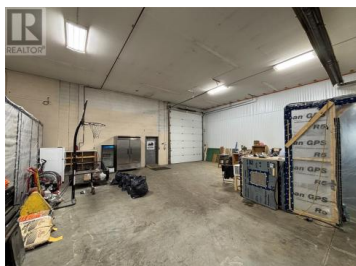




## 1935 11th Avenue 4 Vernon British Columbia

City of Vernon

# \$13



Opportunity to lease an open concept light industrial unit located in the busy Middleton industrial area of Vernon and only a 5 minute drive to downtown Vernon. Unit 4 consists of approx. 2,700 sf and features one overhead grade-level loading door, 200A 3-phase power, and on-site parking. The building exterior was recently updated including new exterior finishes/paint and the installation of all new windows. Zoned INDL - Light Industrial providing opportunity for a variety of industrial, retail, and service commercial uses. This unit offers building signage exposure along Middleton Way and is located in close proximity to the Kal Tire head office, BC Hydro, DCT Chamber Trucking, Finning Canada and the Vernon Golf & Country Club. Available March 15, 2025. (jd:6769)

### Lee Levering

Venture Realty Corp.

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<http://www.venturecommercial.ca/>



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