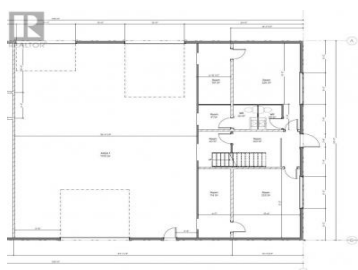


## 4505 23 Street 4 Vernon British Columbia

Harwood

# \$14



SHOP FOR LEASE IN VERNON - PRIME LOCATION! \$14.00 / sq. ft. + Triple Net & GST Flexible Lease Options! Available in April 2025 Looking for the ideal location for your business? We offer flexible lease options to accommodate your specific needs! ?? Key Features:

- o Location: Prime area in Vernon, right behind Home Hardware. Conveniently close to major big box stores and commercial/industrial areas.
- o Size: Approximately 2,188 sq. ft., including shop space, office, storage room, and bathroom.
- o High Ceilings: Spacious with 18'7" ceilings - perfect for a variety of commercial or industrial uses.
- o Easy Access: Two separate road entrances for convenient maneuvering and easy access.
- o Garage Doors: Two garage doors, including: 12' height x 13'10" width ? 8' height x 12' width

As a two-story building, we offer multiple flexible combinations to best suit your business. The space includes four offices, a kitchen, and a storage room. Whether you need a shop-only setup or a full-service layout, we can help you plan the ideal configuration for your business needs. Message or call me today, and let's discuss how we can tailor the space to meet your business goals! (id:6769)



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