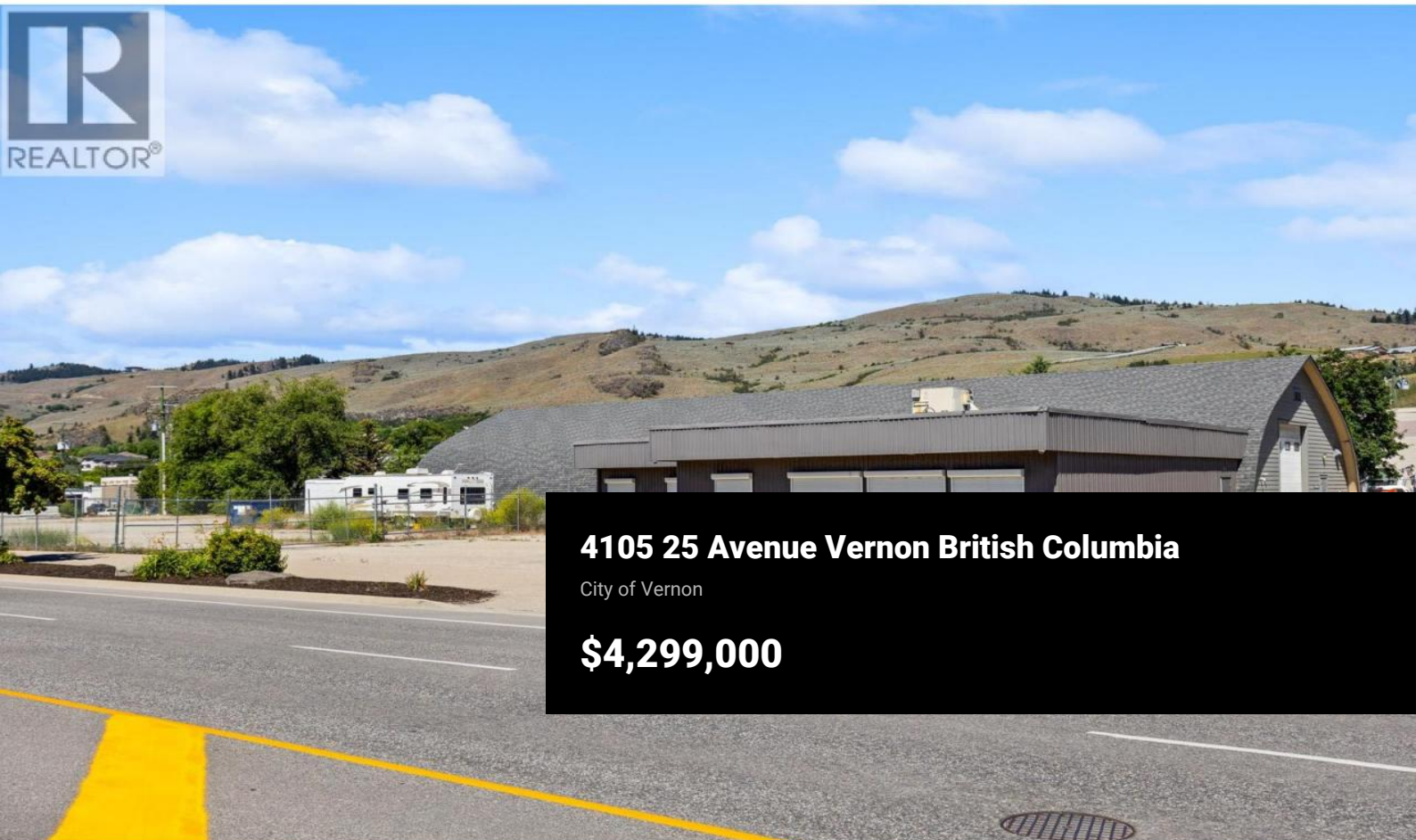




4105 25 Avenue Vernon British Columbia

City of Vernon

\$4,299,000



COURT-ORDERED SALE -- VERNON INDUSTRIAL PROPERTY 4105 25 Avenue & 2504 41 Street, Vernon, BC Exceptional opportunity to acquire a versatile industrial property assembly in Vernon's established 25 Avenue light-industrial corridor. The offering includes approximately 1.97 acres of land and 21,950 square feet of building area, comprising three Quonset-style industrial buildings and attached office space. Approximately 15,950 square feet is vacant and available for immediate occupancy. Key features include:

- oReported 1,600-amp, 347/600V electrical service
- oMultiple overhead loading doors
- oClear heights of up to approximately 17'9"
- oHVAC, ventilation, lighting, security and technology infrastructure
- oAttached office accommodation
- oFenced paved and gravel yard areas
- oParking and outdoor-storage capability
- oAccess from both 25 Avenue and 41 Street
- oINDL - Light Industrial zoning

The property may suit manufacturing, food processing, pharmaceutical, technology, warehousing, distribution, service-commercial, owner-occupier or investment uses, subject to zoning, municipal approvals and technical verification. Sale is subject to court approval and applicable court-ordered sale conditions. (id:6769)

Steven Harvey

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