



4211 25 Avenue Vernon British Columbia

City of Vernon

\$2,999,000



COURT-ORDERED SALE – VERNON INDUSTRIAL PROPERTY 4211 25 Avenue, Vernon, BC Opportunity to acquire a versatile improved industrial property in Vernon's established 25 Avenue industrial corridor. The property comprises approximately 0.689 acres and includes:

- o Approximately 11,500 square feet on the main floor
- o Approximately 1,500 square feet of mezzanine space
- o Approximately 2,950 square feet of mostly finished basement area
- o Retail/showroom, parts, warehouse, office and support areas
- o Warehouse ceiling heights of up to approximately 18 feet
- o Approximately 14' x 12' overhead loading doors
- o Open parking and partially paved and gravel yard areas
- o Perimeter chain-link fencing
- o Access from 25 Avenue and 25A Avenue
- o INDL - Light Industrial zoning

The flexible configuration may appeal to owner-occupiers, wholesale and distribution businesses, service-commercial operators, showroom users, light-industrial companies and investors, subject to zoning and municipal approvals. Sale is subject to court approval and applicable court-ordered sale conditions. (id:6769)

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