

## 4223 25A Avenue Vernon British Columbia

City of Vernon

# \$3,100,000



4223 25A Avenue presents the opportunity to purchase or lease a multi-tenanted building with long-term tenancies in place. Priced below replacement value and with just over 60% of the building occupied, this is a rare value-add opportunity for both owner occupiers and real estate investors alike. The property is comprised of 4 individual units totalling 19,095 SF on a 25,544.75 SF lot with 1 dock and 7-grade level loading doors, 16' clear ceiling height, newly restored warehouse space and a recently upgraded power supply to 600v 800 amp 3 phase power (new pad mount and step down transformers in each unit). (id:6769)

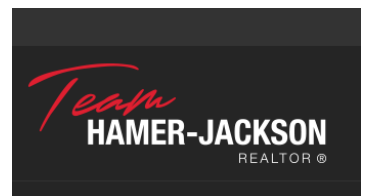


### Steve Laursen

Royal LePage Kelowna

Phone: (250) 808-8101

<http://www.stevelaursen.com/>



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada