



4509 25 Avenue Vernon British Columbia

City of Vernon

\$3,195,000



FOR SALE: Income-Producing Industrial Facility with Retail & Warehouse Components at 6% CAP RATE. An exceptional opportunity to acquire a 12,495 sq. ft. light industrial facility on a full one-acre site in Vernon, BC. This concrete block building features a functional, segmented interior with excellent utility for a wide range of users—from warehousing and light manufacturing to retail distribution and trades. Office/Lunchroom Area: Wood-framed and metal-clad, finished interior. Retail/Showroom Area: Heated and air-conditioned. Warehouse Space: 3 bay doors, 3 mezzanines, concrete flooring, and 14' ceilings. Insulated Shop Area: Separate access with dedicated bay door; heated and secure. Rear Yard Storage Area: Open-air space at the rear for outdoor equipment or material storage. Roof: Torch-on membrane roof, replaced in sections over the past 3-7 years, Doors: 4 x 14' overhead warehouse bay doors, electrical: 200 Amp 3-phase power service. Multiple access points and a flexible layout, the building can accommodate one or multiple tenants or be tailored to an owner-user's operation. Whether you're an investor looking for stable light industrial income or an end-user seeking operational efficiency with expansion potential, this property offers a compelling mix of location, functionality, and income. The current owner is flexible—can remain in place or vacate with proper noti...



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