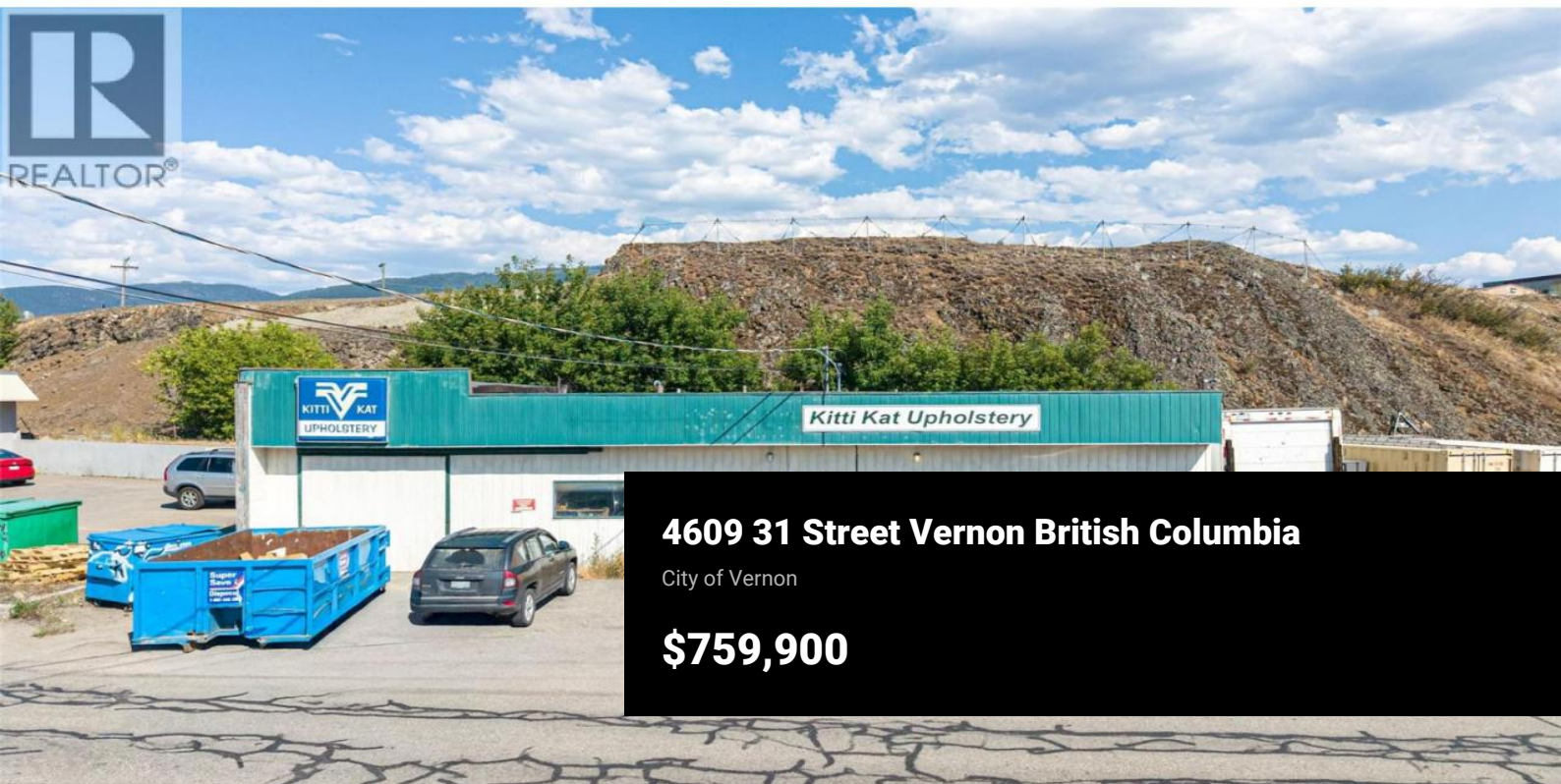




4609 31 Street Vernon British Columbia

City of Vernon

\$759,900



Rare Opportunity! Two separately titled commercial properties with sought-after Light Industrial (INDL) zoning in a central Vernon location. This versatile property offers excellent potential for owner-users, investors, or businesses looking for room to grow. The existing building provides approximately 1,852 sq. ft. of warehouse/shop space and is well suited for storage, workshop use, renovation, or future redevelopment. The adjoining lot is fully fenced, offering valuable outdoor storage, equipment parking. The two lots are: 0.184 Acres (for 4609) and 0.186 acres (for 4605). in size respectively, totalling approximately. 0.37 acres for the two lots combined. Of that, approximately 0.22 acres are flat, useable land, and the rest consists of a steep rock hill that could be blasted, but currently takes up approximately 0.15 acres of the total property. Do you have a small business currently in your home, or on ALR land, that you would like to move to a more convenient business location? Are you looking for a great accessible Vernon address , and location for your business to grow? Look no further, this is the perfect affordable solution. A great investment in the future of your business and of the Greater Vernon area! (id:6769)

Beate Schmidt

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100-1553 Harvey Avenue
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