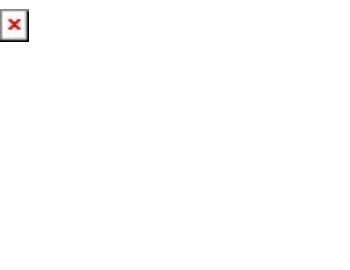
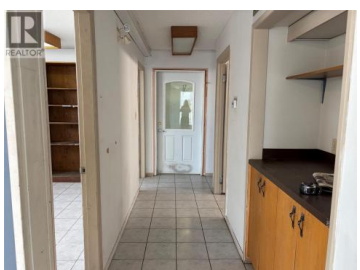




### 2209 48 Avenue A Vernon British Columbia

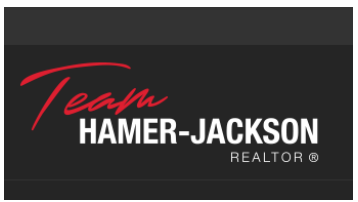
City of Vernon

# \$14



Secure a highly functional 1,461 sq.ft. commercial space combining office and shop/garage use in a central Vernon location. The unit includes a dedicated office area plus a garage with 13 ft ceilings and a 10 ft overhead door, making it well-suited for trades, service-based businesses, or operations needing storage and workspace in one location. Benefit from high exposure with signage opportunities, helping your business stand out along a well-traveled corridor. A practical layout, strong visibility, and flexible use potential make this a solid option for growing businesses looking to balance front-end presence with back-end functionality. Lease Details: Base Rent: \$1704.50/month. Additional Rent: 504.05/month (includes gas). Total Rent: \$2208.55/month (id:6769)

**Stevie Riley**  
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