



740 Waddington Drive 11 Vernon British Columbia

\$640,000

Why be tied up in a GIC when alternatively you could invest & hold a recently updated commercial real estate property with a 4.50% CAP RATE on Middleton Mountain Vernon! Great location in a very popular 12 unit commercial strata complex with 2273 sqft of space. Multiple access points from Waddington Drive and 11th Ave, including a dedicated back lane to the bay area. Plus, the light industrial zoning offers a multitude of future usage. Current lease in place until October 15, 2027 with optional dual 3-year term extensions. Call us today for more information on this next investment into your portfolio! (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Vernon Salt Fowler

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

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.