



## 2903 43 Avenue Vernon British Columbia

\$3,495,000

FOR SALE -- Premier Large Format Retail / Service Commercial Space / Large YARD SPACE and PARKING  
Vernon, BC | Immediate Possession. Rarely does a large format commercial opportunity of this scale become available in the Vernon market. This 18,319 SF property offers exceptional exposure, flexibility, and functionality for retail, showroom, service commercial, or light industrial users. Strategically positioned along the high traffic 43rd Avenue corridor, the property benefits from outstanding visibility, excellent accessibility, and strong frontage exposure. The building combines showroom presence with warehouse and operational capability, making it ideal for businesses requiring both customer facing retail and backend service space. Zoned INDL - Light Industrial, the property supports a broad range of commercial and industrial uses. The layout also provides flexibility for potential demising into smaller units. Additional income is generated from approximately 6,300 SF of leased upper floor space and a leased 1,840 SF residential suite. Key features include 16 foot clear ceiling height in the shop area, three grade level overhead doors, side lane access, large yard space, rear fenced compound for storage or operations, and ample on site parking for customers, staff, and service vehicles. Ideal for automotive, recreational, building supply, fitness, wholesale showroom, service commercial, and light industrial users seeking high exposure space in Vernon. (id:6769)

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