



4313 25 Avenue 2A & 3A Vernon British Columbia

\$1,000,000

Versatile industrial space located in a multi-tenant retail/industrial complex in Vernon, BC. Double unit includes an end-cap and adjoining unit totalling approx. 4,883 SF. Space includes retail/showroom space to the front of each unit, with office space, storage rooms, mechanical rooms and washrooms to the middle and large open warehouse/open work areas to the rear. Warehouse space features 2 grade-level loading bays with 10' x 10' overhead doors, 12' ceilings and 100-amp power. Opportunity for highly visible fascia and pylon signage. Abundant customer parking in front of each unit and a large, paved parking area/storage lot (shared) to the rear that is secure with fencing and a rolling gate. This offering includes 2 strata titles and is ideal for an owner-user who can utilize both of the units or occupy one with the potential to lease the second one to add a component of revenue to the acquisition equation. Or for a commercial investor looking to acquire the potential revenue from multiple tenants. Central location with easy access to Highway 97 N via 25th Avenue. (id:6769)

Listing Presented By:



Originally Listed by:
REMAX Kelowna

<https://www.commercialbc.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.