



41 & 25 Street Vernon British Columbia

\$7,298,000

COURT-ORDERED SALE -- THREE-TITLE VERNON INDUSTRIAL ASSEMBLY 4211 25 Avenue, 4105 25 Avenue & 2504 41 Street, Vernon, BC Rare opportunity to acquire a substantial three-title industrial property assembly on 25 Avenue light-industrial corridor. The combined offering comprises approximately 2.66 acres and approximately 33,450 square feet of main-floor building area, plus approximately 1,500 square feet of mezzanine space and 2,950 square feet of basement area. Property highlights include: oMultiple industrial, warehouse, showroom and office buildings oApproximately 15,950 square feet vacant and available for immediate occupancy oRetail/showroom, warehouse, office, production and service-commercial configurations oReported 1,600-amp, 347/600V electrical service at 4105 25 Avenue oExtensive HVAC, ventilation, lighting, security and technology infrastructure oMultiple overhead loading doors oClear heights ranging up to approximately 18 feet oPaved and gravel yard areas oParking, outdoor storage and perimeter fencing oAccess from 25 Avenue, 25A Avenue and 41 Street oINDL - Light Industrial zoning The assembly may accommodate a single large occupier, multiple operating divisions, owner-users or investors. Potential uses include manufacturing, food processing, pharmaceutical, technology, wholesale, warehousing, distribution, service-commercial and other light-industrial operations, subject to zoning, municipal approvals and technical due diligence. (id:6769)

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REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

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

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