



4105 25 Avenue Vernon British Columbia

\$4,299,000

COURT-ORDERED SALE -- VERNON INDUSTRIAL PROPERTY 4105 25 Avenue & 2504 41 Street, Vernon, BC
Exceptional opportunity to acquire a versatile industrial property assembly in Vernon's established 25 Avenue light-industrial corridor. The offering includes approximately 1.97 acres of land and 21,950 square feet of building area, comprising three Quonset-style industrial buildings and attached office space. Approximately 15,950 square feet is vacant and available for immediate occupancy. Key features include: oReported 1,600-amp, 347/600V electrical service oMultiple overhead loading doors oClear heights of up to approximately 17'9" oHVAC, ventilation, lighting, security and technology infrastructure oAttached office accommodation oFenced paved and gravel yard areas oParking and outdoor-storage capability oAccess from both 25 Avenue and 41 Street oINDL - Light Industrial zoning The property may suit manufacturing, food processing, pharmaceutical, technology, warehousing, distribution, service-commercial, owner-occupier or investment uses, subject to zoning, municipal approvals and technical verification. Sale is subject to court approval and applicable court-ordered sale conditions. (id:6769)

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