



1935 11th Avenue 7 & 8 Vernon British Columbia

\$12

Opportunity to lease an open concept light industrial unit located in the busy Middleton industrial area of Vernon and only a 5 minute drive to downtown Vernon. Units 7 & 8 can be leased together as a 2 storey space or partial upper floor space can be removed for additional ceiling height. Features include front dock-level loading and rear grade-level loading, 18' ceiling height, 200A 3-phase power and on-site parking. The building exterior is currently undergoing an extensive renovation (as shown in the renderings) including the installation of all new windows. Zoned I1 - Light Industrial providing opportunity for a variety of uses. This property also offers excellent signage exposure along 11th Avenue and Middleton Way and is located in close proximity to the Kal Tire head office, BC Hydro, DCT Chamber Trucking, Finning Canada and the Vernon Golf & Country Club. Available immediately. (jd:6769)

Listing Presented By:



Originally Listed by:
Venture Realty Corp.

<http://www.venturecommercial.ca/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
shannonstyles@gmail.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.