



## 4601 Anderson Way #10 & #11 Vernon British Columbia

\$17

The COMMERCE I Vernon - a premium Commercial real estate development created for businesses looking to elevate their brand and stoke ambitions. Designed with unit size flexibility in mind, ideal for budding entrepreneurs and growing corporations. Standard features include, high ceilings, energy efficient construction and mezzanines enhanced by natural light. Unit is 4200 ft<sup>2</sup>, with 3000 ft<sup>2</sup> on main floor and 1200 ft<sup>2</sup> of mezzanine/adaptable space with a variety of configurations available to meet your space requirements and align with your growth plans. Vernon is the commercial hub of the North Okanagan nestled among three lakes and foothills and serving a regional population of over 100,000. The COMMERCE I is located with you in mind, bringing the Okanagan fully into your reach with instant access to Highway 97 via 48th Ave. For those incorporating national or international audience, Kelowna Airport is only 30 minutes away. Standard features include, 27' ceilings (24' clear), 13.5 ft. clearance to underside of mezzanine, 2-12'x12' overhead door, polished concrete floor, gas fired unit heater, three-phase 200-amp power, LED High Bay lighting to code, roughed-in bathroom, roughed in for phone & communication, taped drywall interior 2-hour fire-rated walls, sprinkler fire suppression, individually metered. This is a combination of 2 units, #10 & #11 (side by side), or #4 & #11 (end to end). (id:6769)

Listing Presented By:



Originally Listed by:

RE/MAX Vernon Salt Fowler

<http://www.saltfowler.com/>



Royal

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