



## 2808 45 Avenue Vernon British Columbia

\$579,000

Check out this convenient layout for you business! 50 x 158 ft level lot with good visibility on busy street plus lane access. Easy parking front and back. New INDL - light industrial zoning. Main floor of this building is perfect business set up with reception, meeting room, office, full staff kitchen with fridge, range, microwave/fan, dishwasher and full bath with shower. Lower level currently occupied by seller with kitchen,, bedroom, den, full bath and laundry! Natural gas heating plus electric baseboard. Alarm system. Storage shed off back lane also with security. GST applies. (id:6769)

Bedroom 8'8" x 12'10"

Living room 11'5" x 12'10"

Primary Bedroom 9'6" x 12'10"

3pc Bathroom 5'9" x 8'1"

Kitchen 8'8" x 12'10"

Den 14'2" x 15'6"

Den 16'0" x 11'1"

3pc Bathroom 5'0" x 7'8"

Other 9'1" x 27'0"

Listing Presented By:



Originally Listed by:  
RE/MAX Priscilla

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



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