



## 4313 25 Avenue 2A & 3A Vernon British Columbia

\$1,250,000

Does a highly versatile and visible, light industrial commercial property with frontal customer parking, paved parking or storage lot in the back, retail space and open warehousing amounting to a combined 4900 sq/ft of usable space interest you? Then, look no further than 4313 25 Ave! Home of the De Vine Vintners. This acquisition comes with 2 Strata Titles. Currently the spaces (2A & 3A) are combined for 1 business space, minus the 900 sq/ft warehouse of Strata Lot 3 currently being rented out. Depending on your needs, you can use both sides or separate the sections back into their original 2450 sq/ft spaces within a short time frame for framing & brick work. The largest warehouse in 2A has approximately 18,100 cu/ft with the 12' ceilings. 2A warehouse area is heated. RTU installed apprx 2018. If you needed both sides, removal of the partition wall and integration of the 17' x 24' Work Room in 3A could see upwards of 36,200 cu/ft of warehousing space. Each section (2A & 3A) have their own 10' x 10' rolling door access at the back. Section 2A (middle Strata) has a wood framed on ground 400 sq/ft shed that is currently being leased for storage. It could be used or easily deconstructed in the back. Main Power into 4313 25 Ave is single phase 400AMP. It is split into 4 - 100AMP feeders to each Strata lot and 1 into the 900sq/ft rental bay in 3A. Welcome to your new commercial venture!

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#1-1890 Cooper Road , Kelowna,  
BC,  
Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com