4313 25 Avenue 2A & 3A Vernon British Columbia

$1,000,000

Versatile industrial space located in a multi-tenant retail/industrial complex in Vernon, BC. Double unit includes an end-cap and adjoining unit totalling approx. 4,883 SF. Space includes retail/showroom space to the front of each unit, with office space, storage rooms, mechanical rooms and washrooms to the middle and large open warehouse/open work areas to the rear. Warehouse space features 2 grade-level loading bays with 10' x 10' overhead doors, 12' ceilings and 100-amp power. Opportunity for highly visible fascia and pylon signage. Abundant customer parking in front of each unit and a large, paved parking area/storage lot (shared) to the rear that is secure with fencing and a rolling gate. This offering includes 2 strata titles and is ideal for an owner-user who can utilize both of the units or occupy one with the potential to lease the second one to add a component of revenue to the acquisition equation. Or for a commercial investor looking to acquire the potential revenue from multiple tenants. Central location with easy access to Highway 97 N via 25th Avenue. (id:6769)

Listing Presented By:

Originally Listed by:
REMAX Kelowna

https://www.commercialbc.com/

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