



## 3104 48 Avenue Vernon British Columbia

\$4,499,000

Opportunity to own 18,310 SF of light industrial freestanding warehouse space with an improved office and showroom on 1.91 acres in Vernon, BC. Key Features include 23' clear ceiling height, six 16' x 16' and two 8' x 8' grade load doors, 13,783 SF in the main building, 1,157 SF of mezzanine space, and 3,370 SF in the welding shop, totalling 18,310 SF of interior space. Perfectly situated on 48 Avenue, the property is 1 minute off Highway 97 which provides direct access to both Kamloops and Kelowna and is 5 minutes to downtown Vernon. \*\*\* All room dimensions and floor areas are of the exterior and must be considered approximate and subject to buyer verification. (id:6769)

Listing Presented By:



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Royal LePage Kelowna

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



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

[sbuck56@gmail.com](mailto:sbuck56@gmail.com)