



## 4216 25 Avenue Vernon British Columbia

\$1,950,000

Situated prominently on 25 Avenue in Vernon, this 15,074 square foot concrete block light industrial building commands attention on a .66 acre high exposure level lot. Its strategic location offers prime visibility and accessibility. The building's frontage on 25 Avenue is versatile, with the potential to be divided into four separate units thanks to existing door placements, catering to a range of tenants' needs. Meanwhile, the rear portion, accessible from 24 Avenue, features a paved and fenced yard area, facilitating smooth operations. The property boasts newer roof and mechanical systems, indicative of its well-maintained status and potential for reduced maintenance costs. 3 of the 6 overhead doors are newer, 2 have electric openers. LED lighting. Currently, two of the three existing leases are notably below market rates, presenting an opportunity for increased returns upon renewal in 2025 and 2027. This favorable leasing situation positions the property for a significant uptick in profitability, aligning with market trends and maximizing its investment potential. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com