

1 - 4216 25 AVENUE, VERNON
HIGHLY VISIBLE INDUSTRIAL SHOWROOM SPACE

**FOR
LEASE**



RENDERING OF EXTERIOR PAINT JOB

WILLIAM | WRIGHT

SHELBY KOSTYSHEN
shelby.kostyshen@williamwright.ca
236.420.3558

JEFF HANCOCK
PERSONAL REAL ESTATE CORPORATION
jeff.hancock@williamwright.ca
236.420.3558





RENDERING OF EXTERIOR PAINT JOB



EXISTING PAINT COLOURS



RENDERING OF EXTERIOR PAINT JOB

1 - 4216 25 Avenue, Vernon

This outstanding industrial showroom unit provides 5,214 square feet of highly visible space along the active transportation corridor of 25th Avenue. The exposure and accessibility along 25th Avenue makes this space highly desirable. The INDL (Light Industrial) zoning allows for a variety of uses that can cater to a number of different businesses uses. There is a significant amount of parking available in front of the building and there is two grade-level loading doors for the unit located in the rear. The tenant will also benefit from the ability to install exterior signage along the front side of the building. For more information or to set up a tour, please reach out to the listing brokers.



Highly visible industrial showroom space



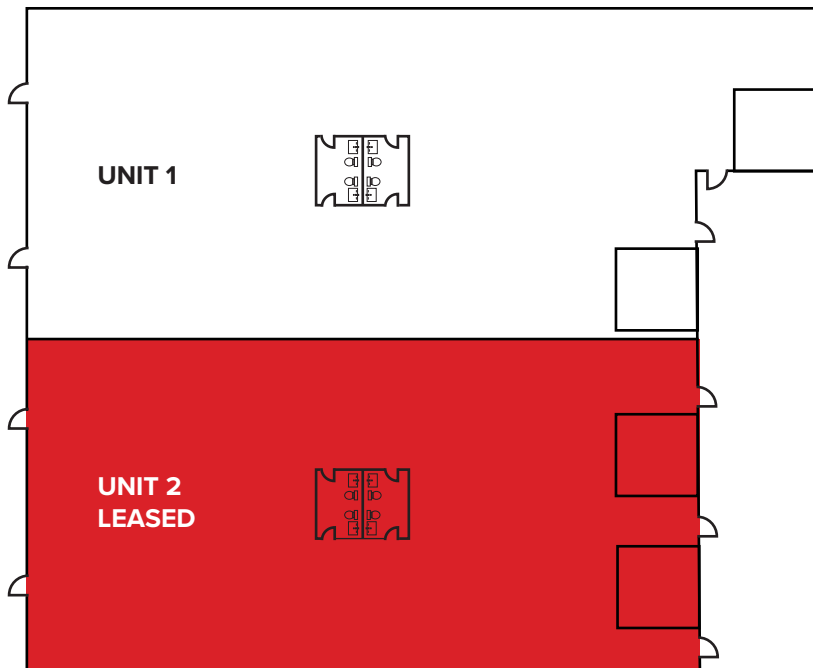
Lots of parking and rear grade-level loading



Flexible zoning allows for many types of uses/businesses



Exterior signage opportunity available



Salient Facts

Size	+/- 5,214 SQFT
Parking	Ample on-site parking available
Zoning	INDL: Light Industrial
Basic Rent	\$15.00/FT
Additional Rent	\$5.32/FT
Loading	2 grade level overhead doors
Heating	Forced air heating
Availability	Immediately

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

SUBJECT PROPERTY DISTANCES

HIGHWAY 97 5 MIN DRIVE

DOWNTOWN VERNON 5 MIN DRIVE

YLW KELOWNA AIRPORT 31 MIN DRIVE

KELOWNA 47 MIN DRIVE

HERITAGE PARK

SUBJECT PROPERTY

25 AVE

25 AVE

HWY 6

HWY 97

25 AVE

Location

The property is located in Vernon along the commercial corridor on 25th Avenue. The site is only a couple minutes from Highway 97 and has easy access to downtown. The surrounding area has a mix of commercial and industrial businesses and residential homes.



For More Information Contact

SHELBY KOSTYSHEN
shelby.kostyshen@williamwright.ca
236.420.3558

JEFF HANCOCK
PERSONAL REAL ESTATE CORPORATION
jeff.hancock@williamwright.ca
236.420.3558