

1A & 1B - 4216 25 AVENUE, VERNON

HIGHLY VISIBLE INDUSTRIAL SHOWROOM SPACE

**FOR
LEASE**

**3 MONTHS
FREE RENT**
FOR QUALIFIED TENANT



WILLIAM | WRIGHT

SHELBY KOSTYSHEN
shelby.kostyshen@williamwright.ca
236.420.3558

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

NICK RENTON
nick.renton@williamwright.ca
236.420.3558





1A & 1B - 4216 25 Avenue, Vernon

Two outstanding industrial units providing highly visible space along the active transportation corridor of 25th Avenue. The 2,359 SQFT and 2,331 SQFT units can be leased together for a combined 4,814 SQFT. 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 one grade-level loading door 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



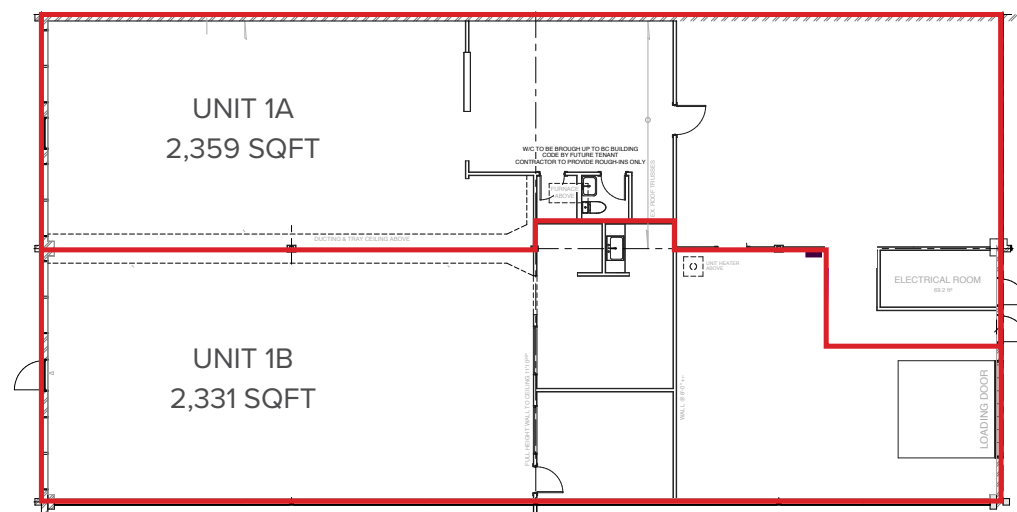
Exterior signage opportunity
available



Salient Facts

Size	Combined Size: +/- 4,814 SQFT Option To Demise Into Two Units: +/- 2,359 SQFT and +/- 2,331 SQFT
Parking	Ample on-site parking available
Zoning	INDL: Light Industrial
Basic Rent	\$16.00/FT
Additional Rent	\$5.34/FT
Loading	1 grade level overhead door
Heating	Forced Air Heating (Show Room) Suspended Gas Heater (Warehouse)
Power	100 amps per unit
Availability	Within 45 days of Lease Execution

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



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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

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William Wright Commercial Real Estate Services Inc.
#205-478 Bernard Avenue, Kelowna
T 236.420.3558 | F 604.428.5254
williamwright.ca