



# MULTI-TENANT BUILDING WITH SIGNIFICANT RENTAL UPSIDE

4223 25A AVENUE | VERNON BC

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## OVERVIEW

4223 25A Avenue presents the opportunity to purchase a multi-tenanted building with long-term tenancies in place. Priced below replacement value and with 60% of the building vacant, this is a rare value-add opportunity for both owner occupiers and real estate investors alike.

## PROPERTY DETAILS



### MUNICIPAL ADDRESS

4223 25A Avenue  
Vernon BC



### ZONING

I1 | Light Industrial



### LOT SIZE

25,544.75 SF | 0.59 Acres



### BUILDING SIZE

23,095 SF



### YEAR BUILT

1979



### LOADING

1 Dock and 7 Grade



### PROPERTY TAX

\$40,265 (2023)



### PID

005 - 795 - 419



### LEGAL DESCRIPTION

Lot 2 District Lot 71 Osoyoos Division  
Yale District Plan 24869



### PRICE

\$3,100,000

Please inquire with the listing agents for access to the rent roll and other property files.





25 AVENUE

43 STREET



# PROPERTY FEATURES

- Freestanding Building on 25,544 SF of land
- Comprised of 4 individual units
- 1 Dock and 7 grade loading doors
- Recently upgraded power supply to 600v 800 amp 3 phase power
  - New pad mount and step down transformers in each unit
- Easily accessed off 25 Avenue
- 16' Clear ceiling height





# BUILDING LAYOUT

## BUILDING SIZE

Footprint	14,095 SF
Mezzanine	9,000 SF
Total	23,095 SF

## UNIT SIZES

UNIT	AREA	STATUS
1	Ground: 5,200 SF Mezzanine: 5,000 SF Total: 10,200 SF	LEASED Tenant: Craft Nursery
2	Ground: 4,250 SF Mezzanine: 4,000 SF Total: 8,250 SF	VACANT
3	2,795 SF	VACANT
4	1,850 SF	LEASED Tenant: Automotive Supplies

Please inquire with the listing agents for access to the rent roll



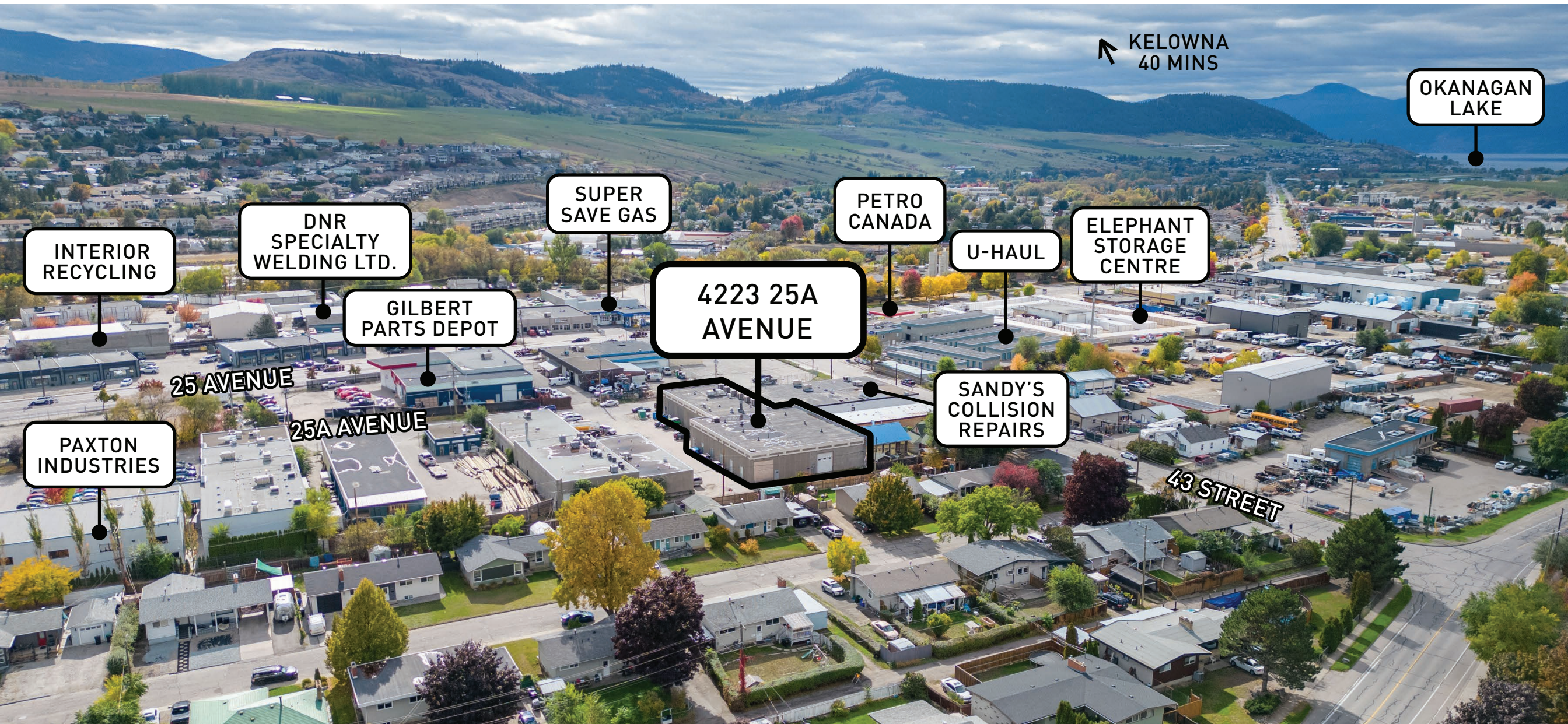






# LOCATION OVERVIEW

The Vernon industrial market is a thriving sector with a diverse range of businesses. It benefits from proximity to local operators and provides easy access to major transportation routes, fostering efficient distribution and logistics. The market is characterized by a supportive local government, a skilled workforce, and a growing infrastructure, making it an attractive location for industrial investment.



↑ KELOWNA  
40 MINS

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SPECIALTY  
WELDING LTD.

SUPER  
SAVE GAS

PETRO  
CANADA

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ELEPHANT  
STORAGE  
CENTRE

GILBERT  
PARTS DEPOT

4223 25A  
AVENUE

SANDY'S  
COLLISION  
REPAIRS

25 AVENUE

25A AVENUE

PAXTON  
INDUSTRIES

43 STREET



# CONTACT

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