



**AVISON
YOUNG**

FOR SALE

5100 | **SILVER STAR ROAD**
VERNON, BC

Partnership. Performance.

Opportunity

To acquire a fully leased 57,303 sf investment property. 9.1 acre site with subdivision potential.



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5100 | SILVER STAR ROAD VERNON, BC

Property Details

Municipal Address

5100 Silver Star Road, Vernon, BC

Parcel Identifier

010-024-182

Building Area

57,303 sf

Site Area

9.137 acres (398,008 sf)

Site Coverage

14%

Year Built

2002

Parking

123 on-site parking stalls

Financial Summary

Net Annual Income

\$518,400

Lease Expiry

December 31, 2022

Asking Price

\$7,800,000

Capitalization Rate

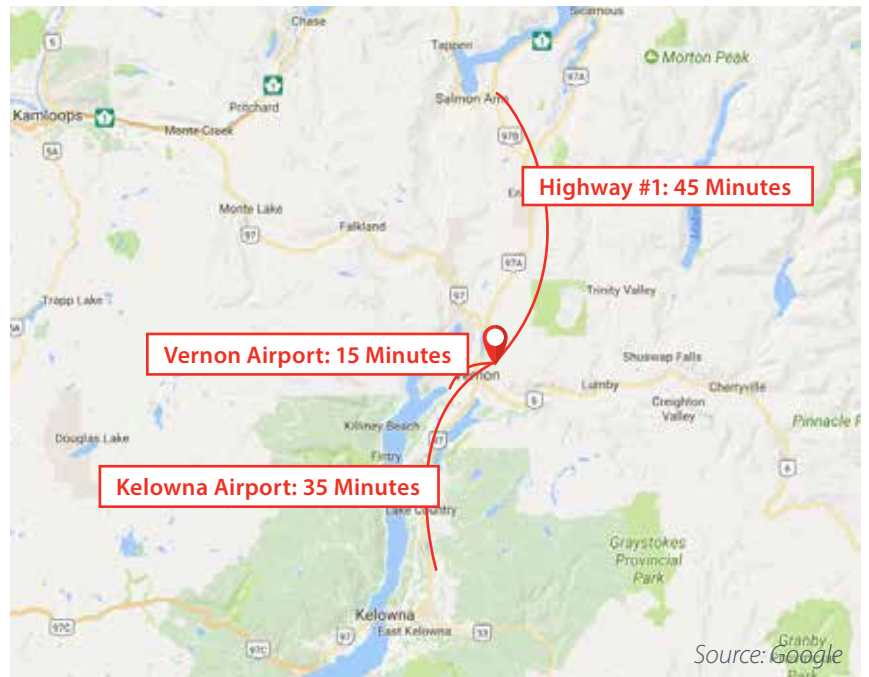
6.6%

Location

The subject property is located at the north end of Vernon, on Silver Star Road and offers nearby access to Highway 97. This location is in close proximity to Village Green Mall, Walmart Power Centre and Anderson Way shopping corridor and is situated in a mixed use residential and commercial area. The subject property is located 35 minutes from the Kelowna International Airport and 15 minutes away from Vernon's private airport.

Zoning

I4 (Business Park)

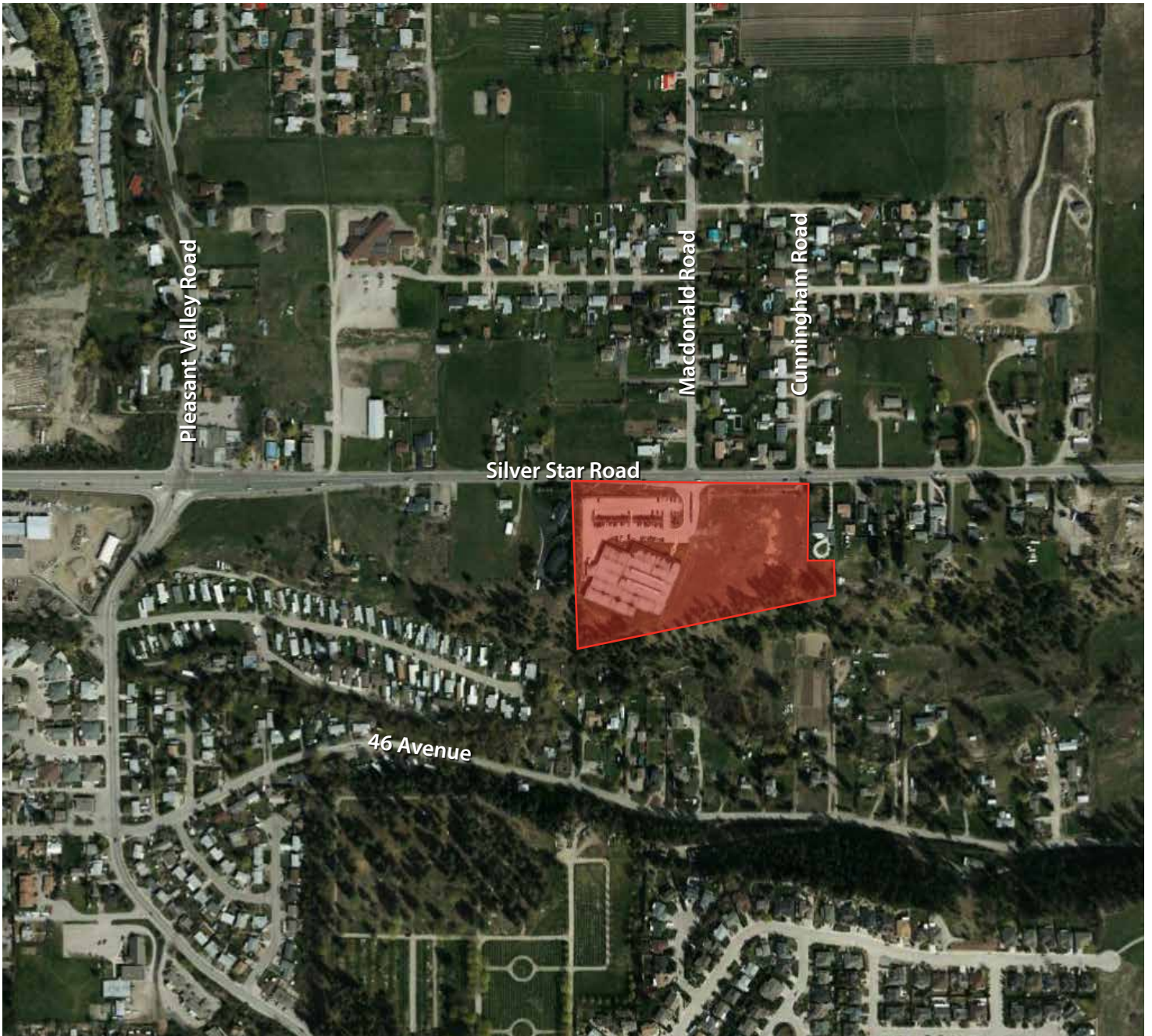




Property Highlights

- The property was built in 2002 as a light manufacturing and office building
- Extra land with subdivision potential
- The building has been designed with state of the art energy efficiency (approx. 60% savings), plentiful natural light and sustainability features
- Geothermal ground source heat pump, providing energy efficient heating and air conditioning system to the building
- Building can be expanded and pre-cast panels re-used.
- Sound absorbing ceiling panels in production area
- Environmental Phase 1 completed in 2011
- 12' clear ceiling height
- 1600 AMP, 3 phase power





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