



# MULTI-TENANT BUILDING WITH SIGNIFICANT RENTAL UPSIDE

4223 25A AVENUE | VERNON BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

ROYAL LEPAGE KELOWNA

COMMERCIAL

BIANCA GILBERT

PERSONAL REAL ESTATE CORPORATION

604.374.8221

**CBRE**






## 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**  
19,095 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	5,000 SF
Total	19,095 SF

## UNIT SIZES

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

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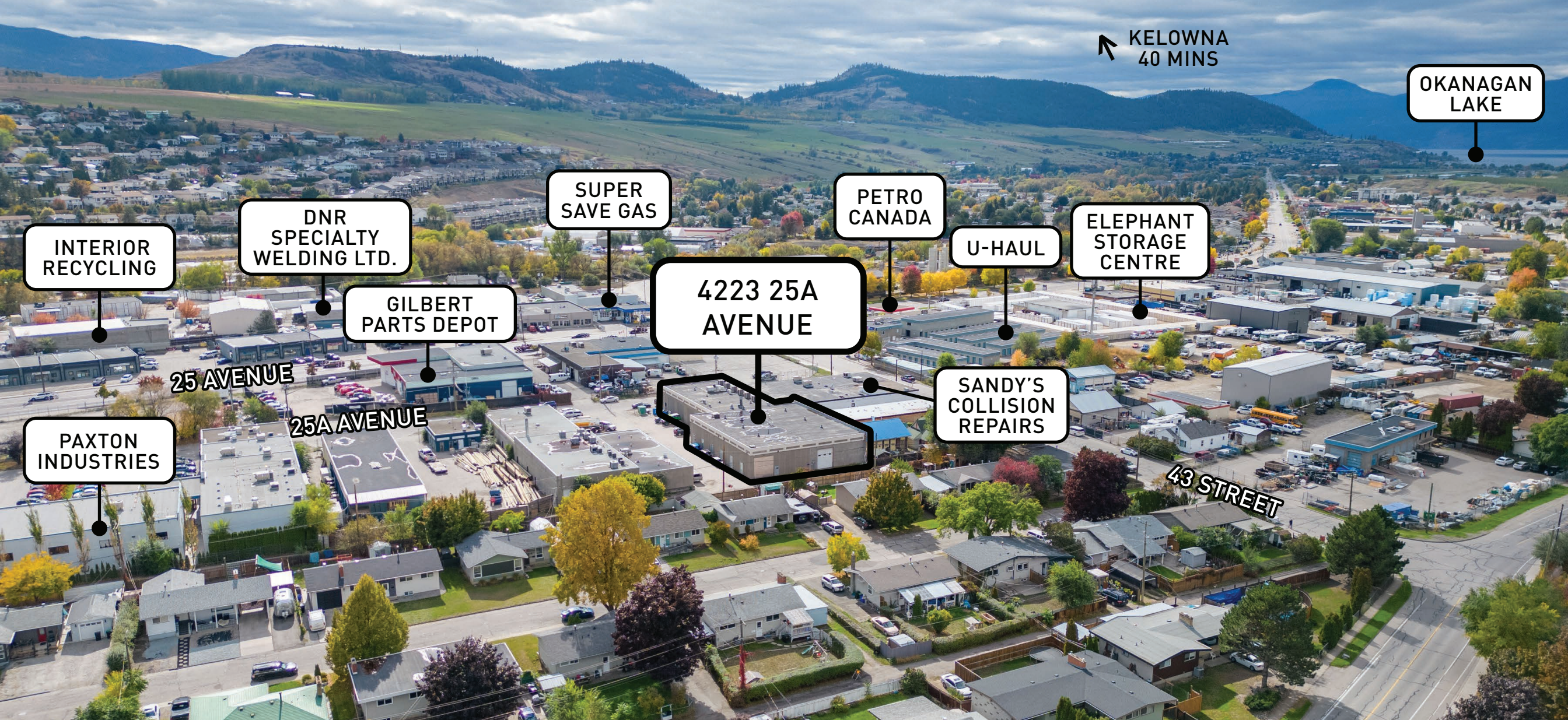






# LOCATION OVERVIEW

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.



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4223 25A  
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PETRO  
CANADA

U-HAUL

ELEPHANT  
STORAGE  
CENTRE

SANDY'S  
COLLISION  
REPAIRS

PAXTON  
INDUSTRIES

25 AVENUE

25A AVENUE

43 STREET

↑ KELOWNA  
40 MINS

OKANAGAN  
LAKE



# CONTACT

## STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@rlkcommercial.com

ROYAL LEPAGE KELOWNA

# COMMERCIAL

www.rlkcommercial.com

## BIANCA GILBERT

PERSONAL REAL ESTATE CORPORATION

604.374.8221

Bianca.Gilbert@cbre.com

# CBRE

www.cbre.com

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