



# FOR SALE

18,310 SF FREESTANDING WAREHOUSE WITH  
IMPROVED OFFICE AND SHOWROOM ON 1.91 ACRES

**3104 48 AVENUE | VERNON BC**

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

[www.rlkcommercial.com](http://www.rlkcommercial.com)

ROYAL LEPAGE KELOWNA

COMMERCIAL





# PROPERTY DETAILS



## MUNICIPAL ADDRESS

3104 48 AVENUE  
VERNON BC



## ZONING

I1 | LIGHT INDUSTRIAL



## BUILDING AREA

18,310 SF



## LAND AREA

1.91 ACRES



## PROPERTY TAXES

\$29,236.71 (2023)



## PID

010-954-449



## LEGAL DESCRIPTION

LOT 3 PLAN KAP2752 DISTRICT LOT  
38 OSOYOOS DIVISION YALE DISTRICT  
EXCEPT PLAN 42131 KAP55842



## PRICE

\$4,499,000










# FEATURES


 **CLEAR HEIGHT - WAREHOUSE**  
23'

 **GRADE LOAD DOORS**  
6 - 16'x16'  
2 - 8'x8'

 **ELECTRICAL SERVICE**  
600 amps 240 volts

 **MAIN BUILDING**  
Main Floor - 13,783 SF  
Mezzanine - 1,157 SF

 **WELDING SHOP**  
3,370 SF

 **TOTAL BUILDING SIZE**  
18,310 SF

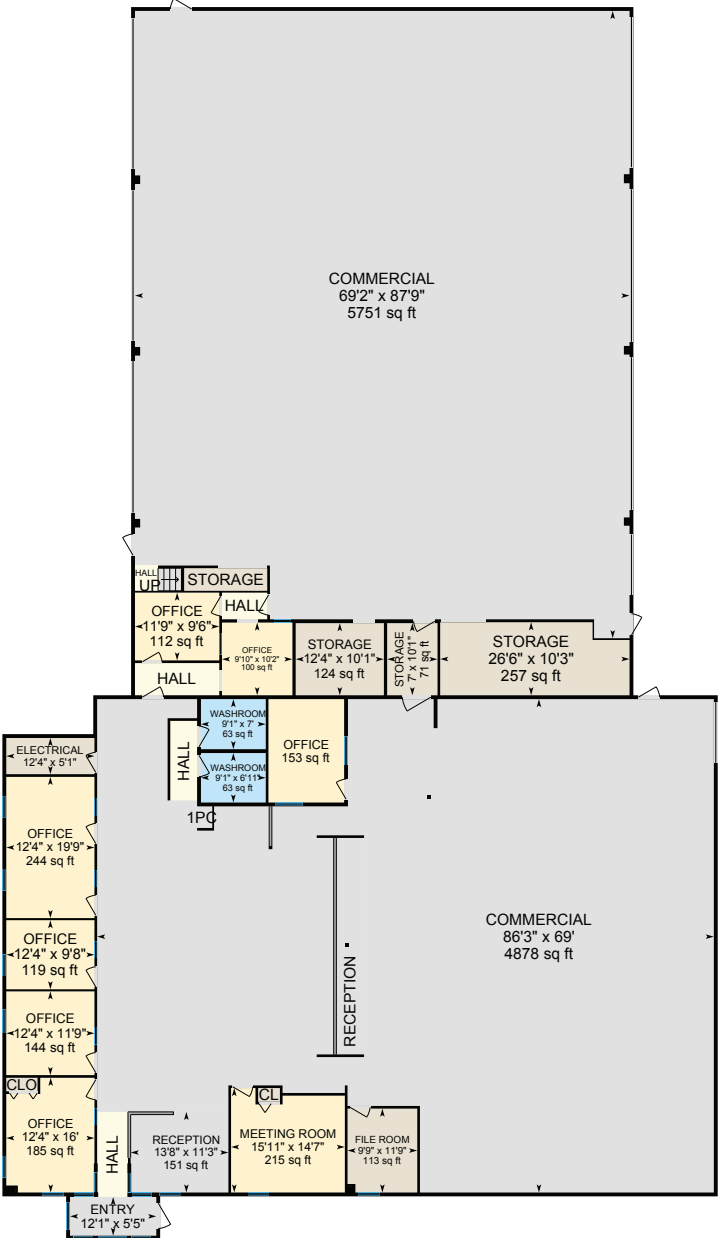
 **PROPERTY SIZE**  
1.91 acres



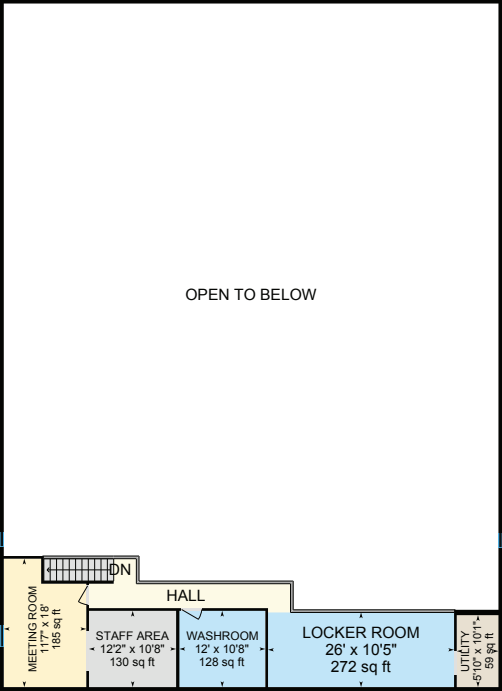
All room dimensions and floor areas are of the exterior and must be considered approximate and are subject to buyer verification.

# FLOOR PLANS

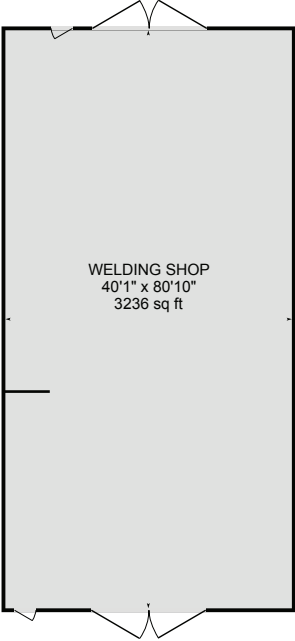
## MAIN BUILDING



## UPPER LEVEL



## WELDING SHOP





# 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. The property at 3104 48th Avenue is 1 minute off Highway 97 which provides direct access to both Kamloops and Kelowna and is 5 minutes to downtown Vernon.





# CONTACT

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@rlkcommercial.com

ROYAL LEPAGE KELOWNA

# COMMERCIAL

[www.rlkcommercial.com](http://www.rlkcommercial.com)

This disclaimer shall apply to Steve Laursen Personal Real Estate Corporation (PREC\*), RLK Commercial, Royal LePage Kelowna Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors.

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Steve Laursen PREC\*, RLK Commercial, and Royal LePage Kelowna does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Steve Laursen PREC\* does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information.

The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Steve Laursen PREC\*.

Steve Laursen PREC\* and the Royal LePage Kelowna logo are the service marks of Steve Laursen PREC\* and Royal LePage Kelowna.

Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners.

All Rights Reserved.