RE/MAX COMMERCIAL

FOR SALE

DOUBLE INDUSTRIAL STRATA UNIT

2A & 3A - 4313 25th Avenue, Vernon, BC



Kris McLaughlin Personal Real Estate Corporation
kris@commercialbc.com
250.870.2165

REMAX Commercial - REMAX Kelowna
#100 - 1553 Harvey Avenue, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

FOR SALE: 2A & 3A - 4313 25th Avenue, Vernon, BC

Property Details

Civic Address:
2A & 3A - 4313 25th Avenue, Vernon, BC

Legal Description:
Strata Lot 2 & 3, Strata Plan KAS1990, District Lot 66, ODYD - together with an interest in the common property in proportion to the entitlement of the strata lot as shown on form 1

PID:
023-993-081 & 023-993-090

Location:
Located mid-block on the north side of 25th Avenue west of 43rd Street

Unit Size:
±4,883 SF

Zoning:
INDL

Assessed Value (2026):
Unit 2A: $530,000
Unit 3A: $530,000
Total: $1,060,000

Property Taxes (2025):
Unit 2A: $7,476
Unit 3A: $7,476
Total: $14,952

List Price:
Unit 2A & 3A: $1,000,000 plus GST

Prime Double Industrial Strata Unit Centrally Located on 25th Avenue in Vernon, BC.

Opportunity:

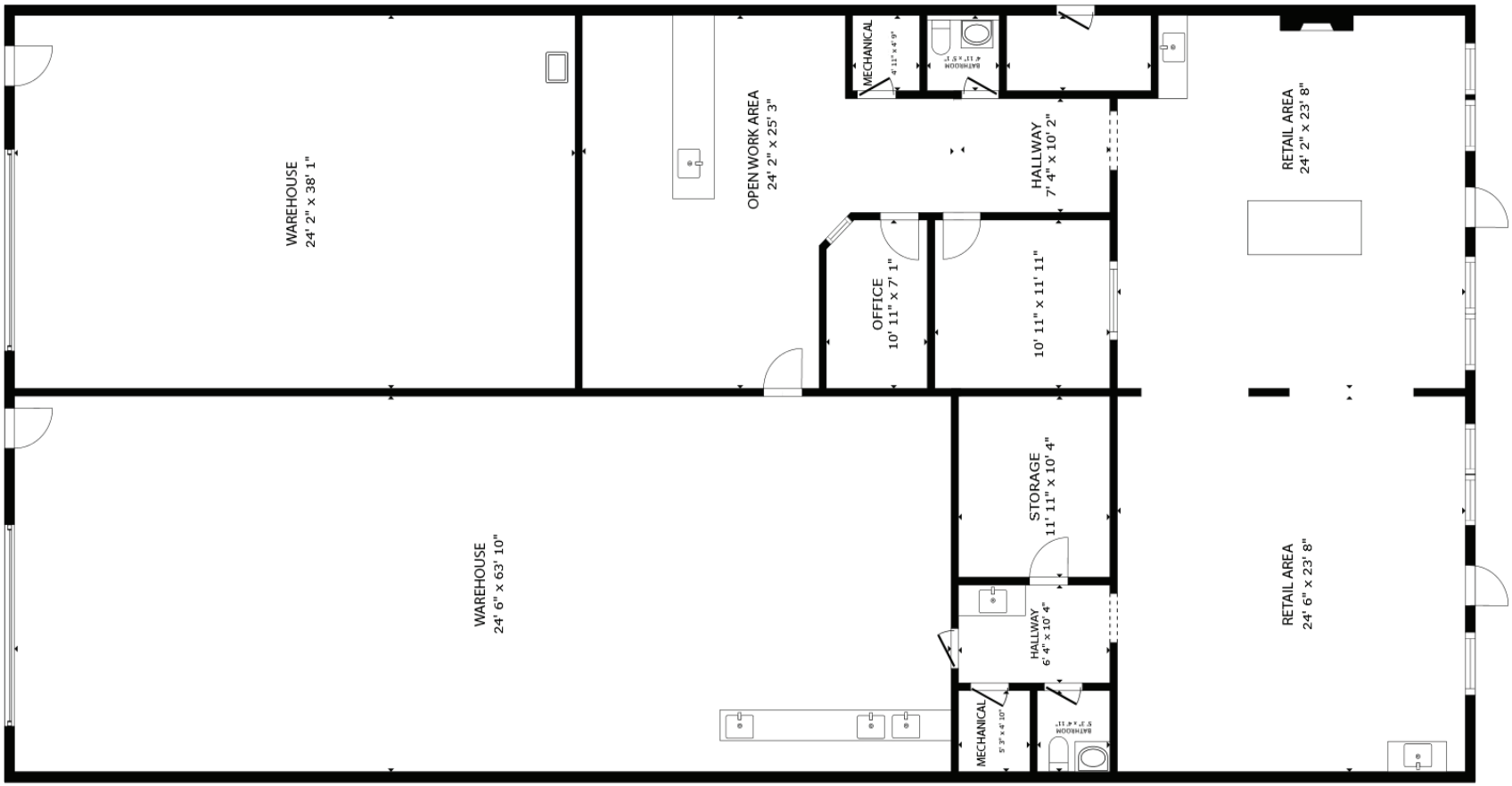
REMAX Commercial - REMAX Kelowna presents this opportunity to acquire an end-cap, double industrial strata unit conveniently located in Vernon, BC.

Features:

- End-cap and adjoining industrial unit totals ±4,883 SF including retail/showroom space to the front of each unit, with office space, storage rooms, mechanical rooms and washrooms to the middle and large open warehouse/work area to the rear
- Warehouse space features a grade-level loading bay with a 10’ x 10’ overhead door, 12’ ceilings and 100-amp service in each unit
- Opportunity for highly visible fascia and pylon signage
- Abundant customer parking to the front of each unit and a large paved parking area/storage lot (shared) to the rear, with security fencing
- Ideal for an owner-user who needs both units or wants to lease one to add cash flow to the acquisition equation.
- For more information or to arrange a tour of this industrial space contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com



Floor Plan



Note: Floor plan has been derived, is approximate and may not be to scale. Some interior walls may have been adjusted. If important, information and configuration should be verified.

Interior Photos







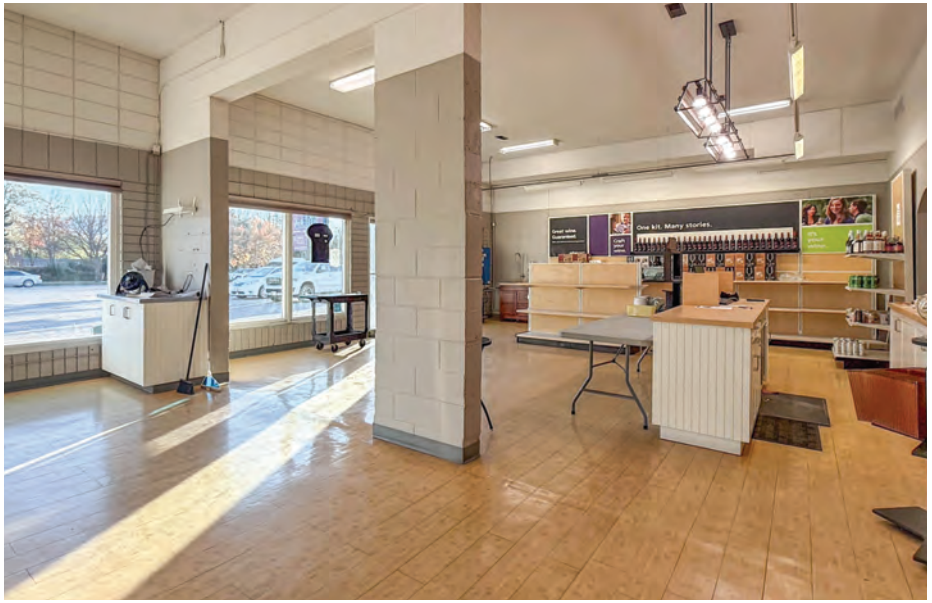


Interior Photos

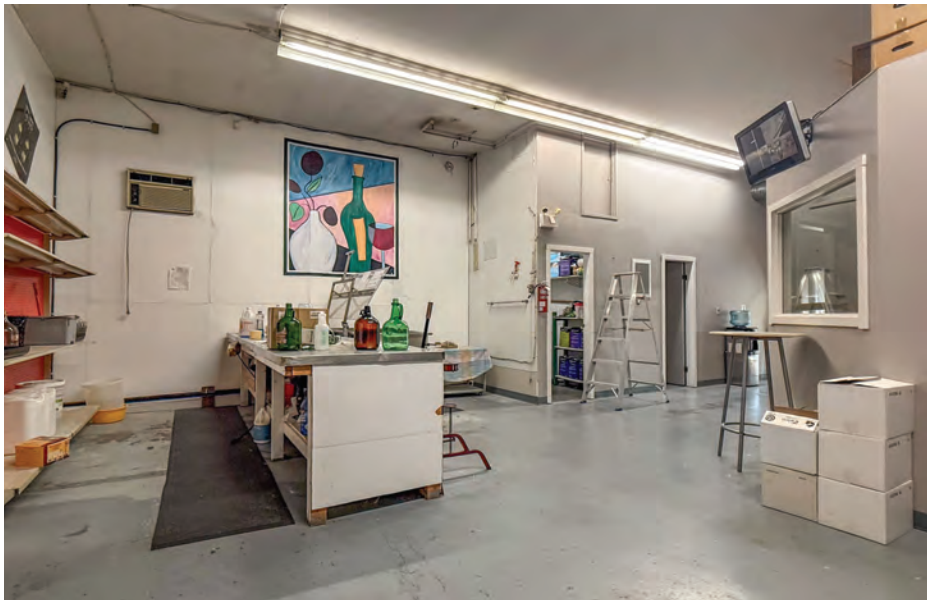


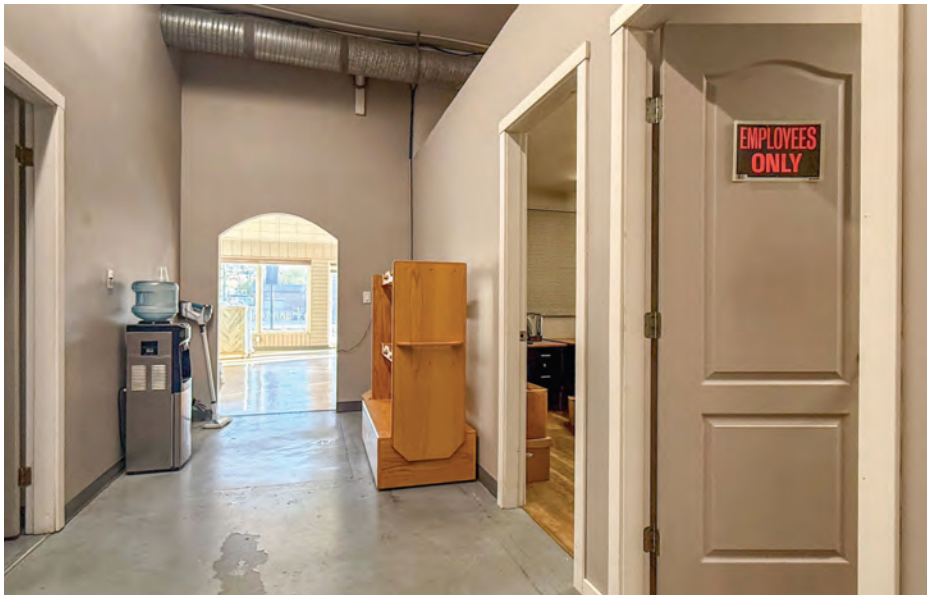






Interior Photos









Interior Photos - Warehouse









Exterior Photos

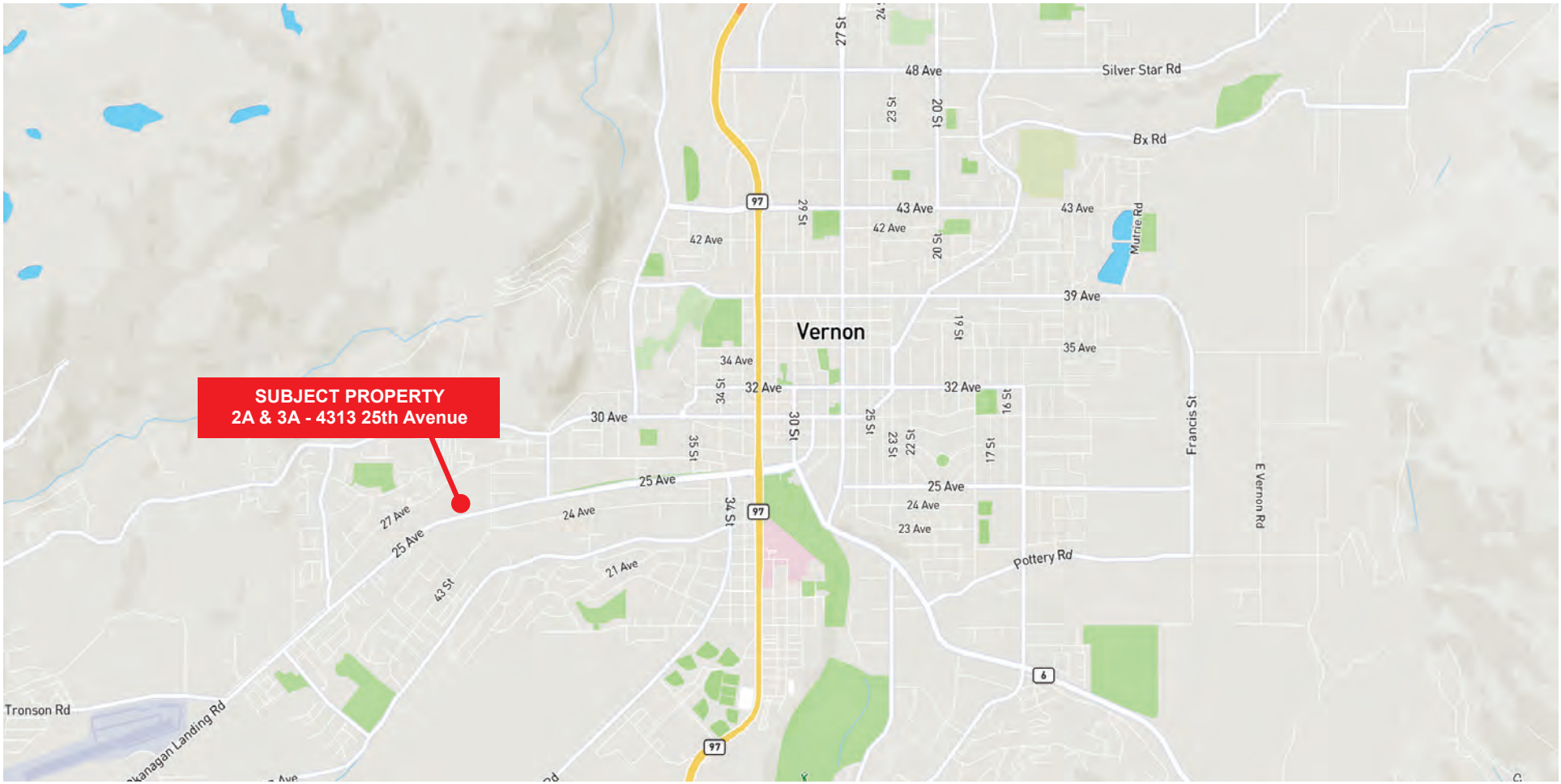








FOR SALE: 2A & 3A - 4313 25th Avenue, Vernon, BC



Kris McLaughlin Personal Real Estate Corporation
REMAX Commercial - REMAX Kelowna
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1
kris@commercialbc.com
250.870.2165

CCIM *The Commercial Real Estate Experts*

REMAX COMMERCIAL

© Kris McLaughlin Personal Real Estate Corporation - All Rights Reserved.

This document/email has been prepared by Kris McLaughlin Personal Real Estate Corporation for advertising and general information only. Kris McLaughlin Personal Real Estate Corporation, REMAX Commercial or REMAX Kelowna makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to warranties of content, accuracy and/or reliability. All information contained in this document has been obtained from sources believed to be reliable. It is the responsibility of the reader to independently confirm and verify the accuracy of the information and content of this document and to satisfy themselves as to its completeness. Any financial projections, assumptions, or estimates are used for example only and may or may not reflect the current or future performance of the property. This communication is not intended to cause or induce breach of an existing listing agreement.