

FOR SALE OR LEASE



MULTI-TENANT BUILDING WITH
SIGNIFICANT RENTAL UPSIDE

4223 25A AVENUE | VERNON BC

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CBRE



OVERVIEW

4223 25A Avenue presents the opportunity to purchase or lease a multi-tenanted building with long-term tenancies in place. Priced below replacement value and with just over 60% of the building occupied, 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

 **AVAILABLE AREA FOR LEASE**
7,045 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

 **SALE PRICE**
\$3,100,000

 **LEASE RATE**
\$14 / SF

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
- Newly restored warehouse space

FOR LEASE

Unit 2 : 4,250 SF

Unit 3: 2,795 SF

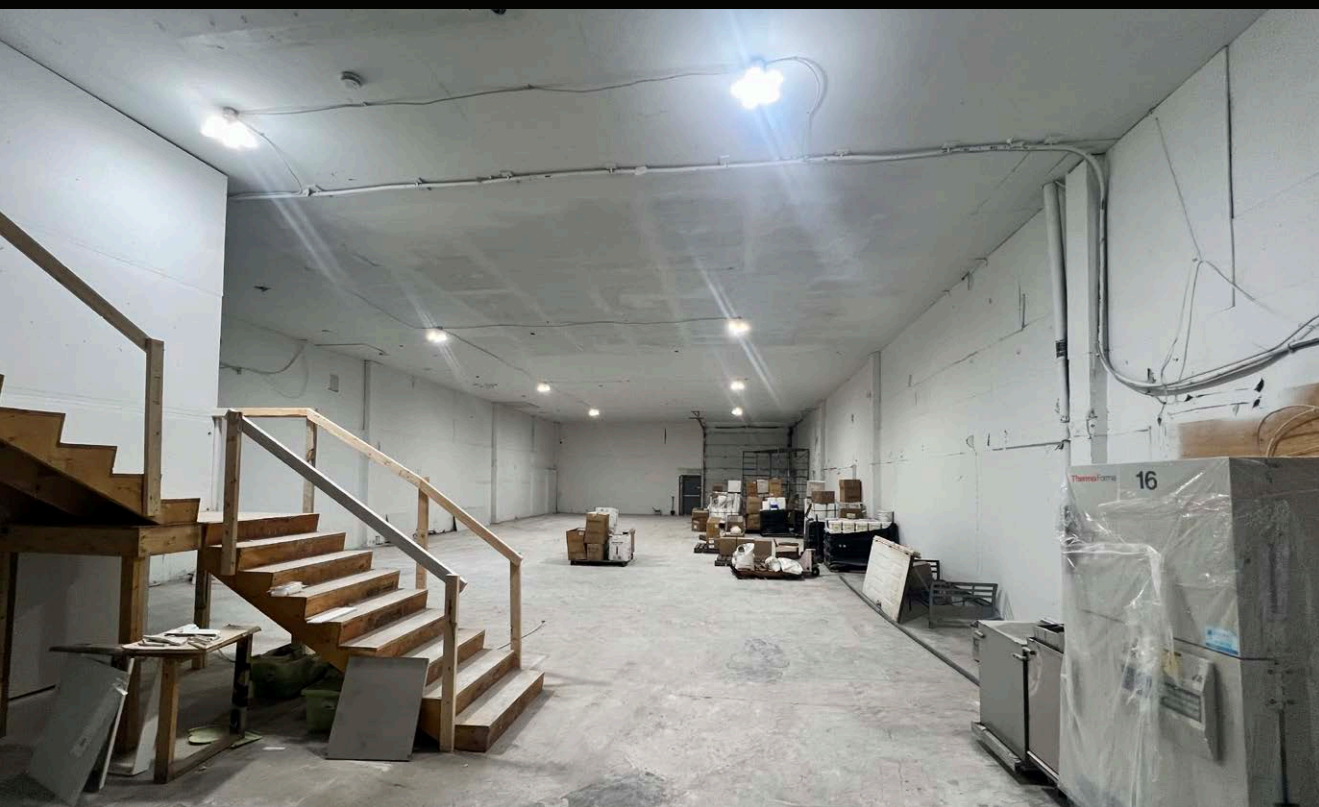
Total Available SF: 7,045 SF*

Asking Rate: \$14.00 PSF

Additional Rent: \$3.73 PSF (2024)

*Units 2 & 3 can be leased together or individually





BUILDING LAYOUT

BUILDING SIZE

Footprint	14,095 SF
Mezzanine	5,000 SF
Total	19,095 SF

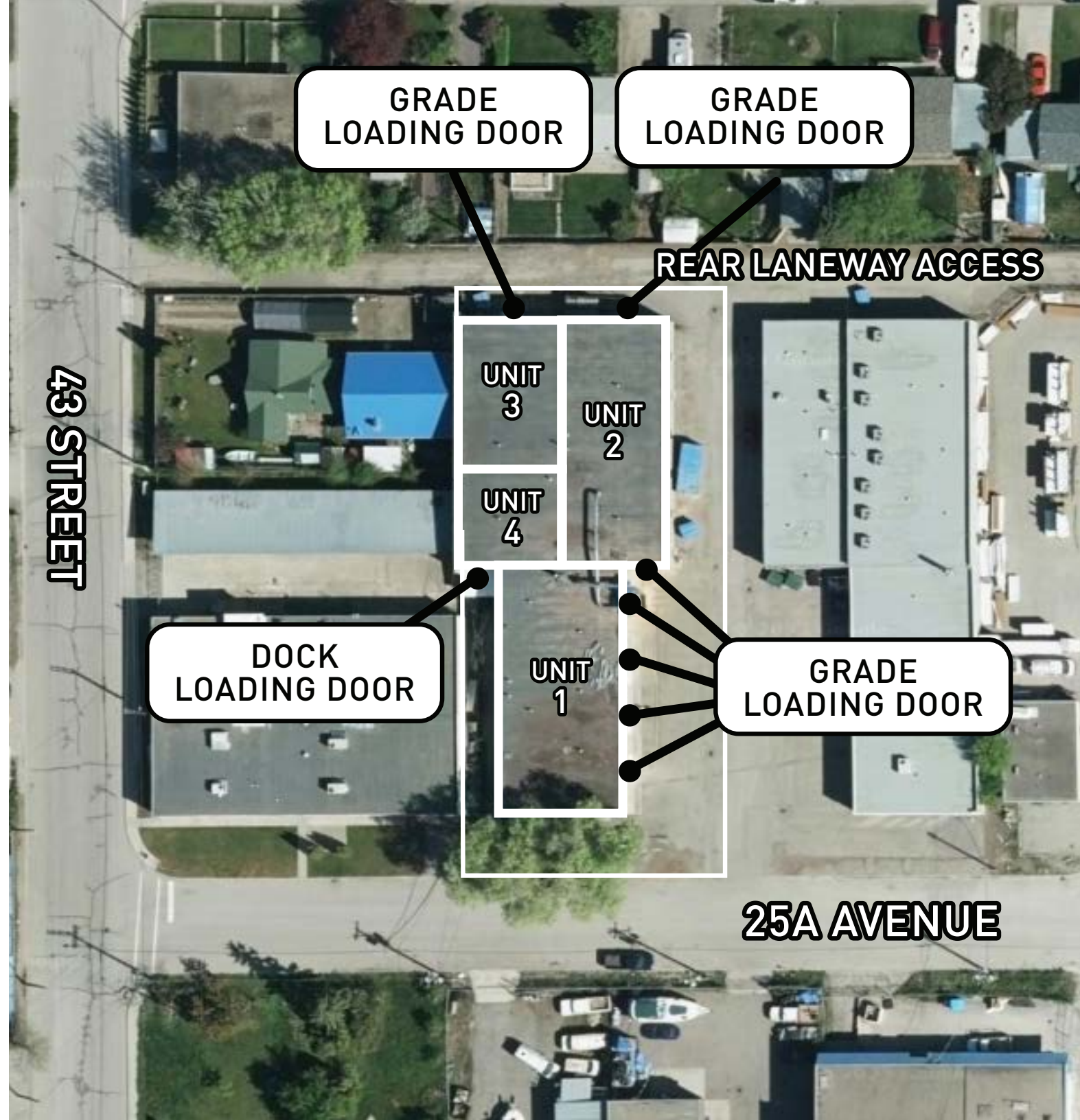
UNIT SIZES

UNIT	AREA	STATUS	LEASE RATE
1	Ground: 5,200 SF Mezzanine: 5,000 SF Total: 10,200 SF	LEASED Tenant: Craft Nursery	N/A
2	4,250 SF	VACANT	\$14 PSF
3	2,795 SF	VACANT	\$14 PSF
4	1,850 SF	LEASED Tenant: Automotive Supplies	N/A

Additional Rent: \$3.73 PSF (2024)

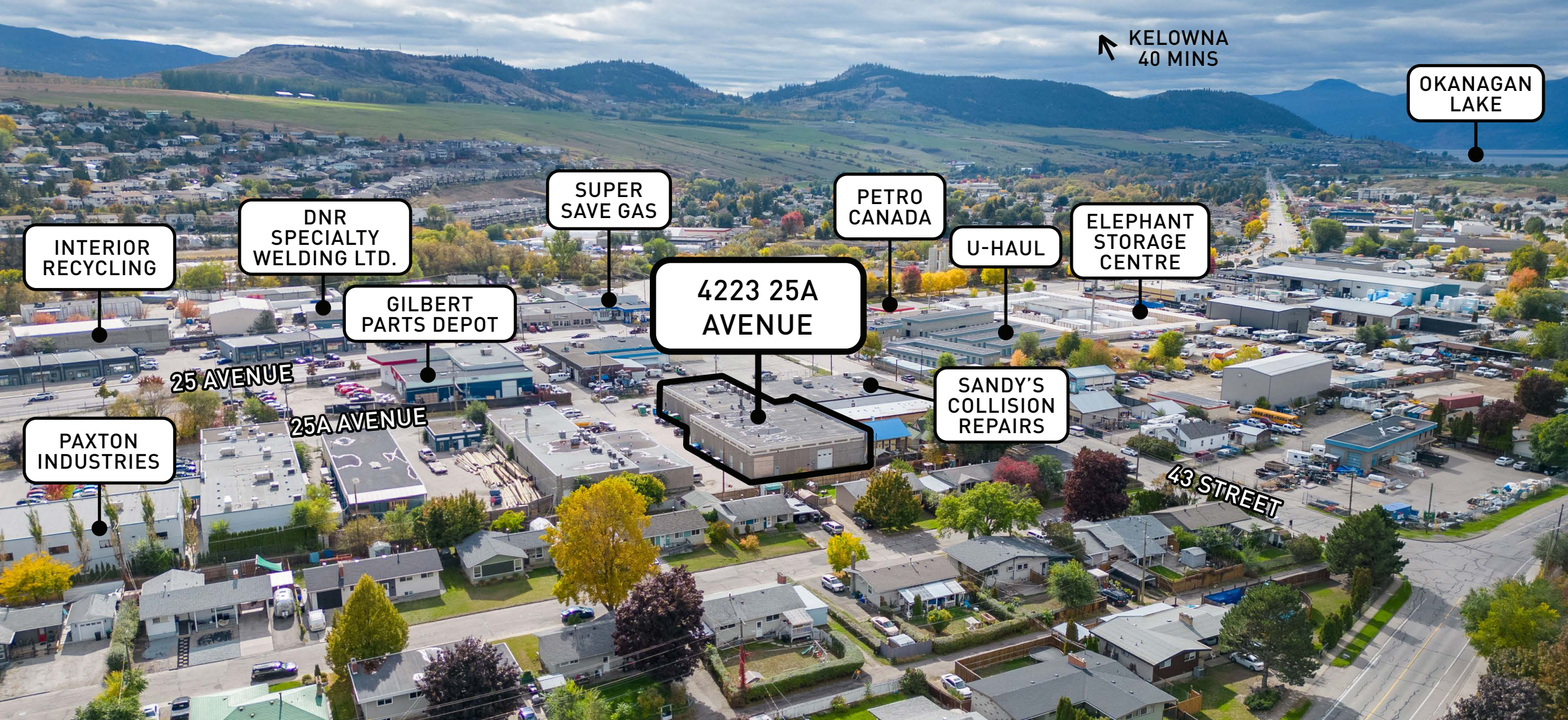
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Unit 2 & 3 can be combined into one unit for a total of 7,045 SF of contiguous space



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

OKANAGAN
LAKE

INTERIOR
RECYCLING

DNR
SPECIALTY
WELDING LTD.

SUPER
SAVE GAS

PETRO
CANADA

U-HAUL

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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