

# \$ - 3201 45 Avenue Unit# A6, Vernon

MLS® #10338283

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0 Bedroom, 0.00 Bathroom, 3,297 sqft  
Industrial on 1 Acres

City of Vernon, Vernon, British Columbia

Opportunity to lease a brand-new turn-key office/warehouse in Vernon's newest industrial development, Salt Centre. High-end 620 SF office TI package included featuring two private offices, open office space, kitchenette, washroom, and HVAC included. The unit offers a total of 3,297 SF including a 786 SF mezzanine, 2,511 main level including a warehouse with rear-grade loading for convenient access, 100 amp, 347/600 volt, 3-phase electrical services, and gas-fired unit heaters. Located within Building A of Salt Centre, this unit is part of a professionally designed, master-planned industrial development. Prime location just off Highway 97 with light industrial zoning that allows for a wide range of uses. The option of combining available units allows the opportunity for larger contiguous floor plans. TI/Office ready for occupancy end of April. (id:6289)



## Essential Information

|                |            |
|----------------|------------|
| Listing #      | 10338283   |
| Bathrooms      | 0.00       |
| Square Footage | 3,297      |
| Acres          | 1.13       |
| Type           | Industrial |
| Sub-Type       | Other      |

## Community Information

Address 3201 45 Avenue Unit# A6

|             |                  |
|-------------|------------------|
| Subdivision | City of Vernon   |
| City        | Vernon           |
| Province    | British Columbia |
| Postal Code | V1T5B9           |

### **Additional Information**

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Royal LePage Kelowna |
|----------------|----------------------|

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