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

MLS® #10338283

#### \$

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**

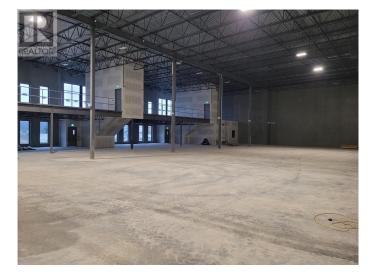
Address 3201 45 Avenue Unit# A6











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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