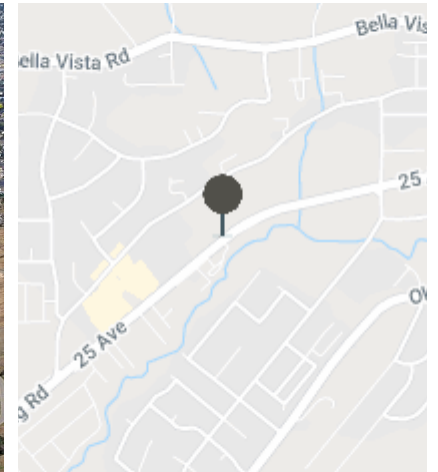




INDUSTRIAL LAND IN VERNON

4401 25TH AVENUE, VERNON, BC, V1T 7A5

PRICE: \$3,250,000



PROPERTY DESCRIPTION

The Subject Property is 3.98 acres of flat industrial site located in the Okanagan Landing area of Vernon, BC with access off 25th Avenue to the south and a driveway letdown on 27th Avenue to the north, although the City will not support industrial truck traffic onto 27th Ave due to the residential nature.

The property is in a DP area so any development and location of the access will be conditional on City and MOT approving a Traffic Impact Study. With a current vacancy rate of +/- 2.0%, Industrial Land is in critically short supply in Vernon, which has developers scrambling to meet demand.

Zoning specifies an FAR of 1.5 and a 7.5m Front yard setback and although it permits up to 60% site coverage (104,000 sf of building area), it is thought that a two building scenario of 50,000 to 70,000 sf total would be optimal for yard storage, truck traffic, and parking.



ADDITIONAL INFORMATION

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|--------------------------|---|
| MUNICIPAL ADDRESS | 4401 25th Avenue, Vernon, BC, V1T 7A5 |
| LEGAL DESCRIPTION | Lot 1 Plan KAP22617 District Lot 66 Land District 41 ODYD |
| PID | 006-793-592 |
| LOCATION DETAILS | 4401 25th Avenue is strategically positioned along 25th Avenue/Okanagan Landing Road, just a few kilometres from the Vernon Regional Airport and Okanagan Lake. The site is located amongst a variety of light industrial/service commercial users, in close proximity to Landing Plaza Shopping Centre. The property offers high visibility with frontage on both 27th Avenue, and 25th Avenue, which is the major connector route to the Vernon Regional Airport, Okanagan Landing and Okanagan Lake. |
| LAND AREA | 3.98 Acres / 173,368.8 SF |
| ZONING | I1, Light Industrial |
| TAXES | \$28,590 (2017) |

E. & O. Insurance. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.