

2808 45 Ave, Vernon, BC



INDUSTRIAL LIGHT ZONING

Check out this convenient layout for you business! 50 x 158 ft Level lot with good visibility on busy street plus easy lane access. Easy parking front and back. New INDL - light industrial zoning. Main floor of this building is perfect business set up with reception, meeting room, office, full staff kitchen with fridge, range, microwave/fan, dishwasher and full bath with shower & laundry. Lower level currently occupied by seller with full kitchen, bedroom, den, full bath and laundry! Natural gas heating plus electric baseboard. Alarm system. Storage shed off the lane also with security. GST is applicable.





Specifications

MLS® #
10376853/10376997

Year Built
1960

Lot Size
0.18 acres

Lot Depth
158'

Main Level
840 sq. ft.

Bedrooms
2

Taxes
\$3133.80 - 2025

Services
Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water

Neighborhood
Vernon

Zoning
INDL

Lot Frontage
50'

Home Size

Total Square Footage
1700 sq. ft.

Lower Level
860 sq. ft.

Bathrooms
2

