

## Property Client Full W/Photos

### Unit #A, 2805 44 Avenue, Vernon, British Columbia V1T 7P4

MLS®#: **10379389**    Status: **Active**    Title1/Title2:    Lease: **\$13.00**  
 Prop Type: **Commercial**    Sub Type: **Mixed Use**    Price Type: **Per Square Foot**    Orig List: **\$13.00**  
 Mjr /Minor Ar: **North Okanagan/VC - City of Vernon**    DOM: **49**



General Information

Transaction Type: **For Lease**

Parcel ID:

Yr Built:

Yr Rnvtd:

Yr Blt Src:

Price x Unit:

Bldg Name:

Subdivision:

Shop:

Layout

Storeys:

Seat Capacity:

Ceiling Min:

Possible Use:

Current Use:

Lot Information

Lot #:

Lot SqFt:

Lot Acres:

W x L:

Water Access:

Fencing:

View:

Floor Area

Total Building SqFt:

Unit SqFt:

Leasable Sqft Total: **1,740**

Leasable SqFt Min:

Leasable SqFt Max:

SqFt Source: **Plans**

**Interior Features**

Seating Capacity:

Accessibility Eq: **No**  
Ovrhd Door Wdth1: **10.00**

Loading:

# Overhd Doors 1: **1**  
Ovrhd Dr Hgth1: **12.00**

Loading Desc:

# Ovrhd Doors 2:  
Ovrhd Door Wdth2:

**Exclusive**

# Docks Total:  
Ovrhd Dr Hgth2:

Ceiling Feet: **16**  
Ceiling In:

**Exterior Features**

**Parking Features**

Ttl Prkng Spcs:

Parking Desc: **Open**

Prkng Cov: **0**

Prkng Uncov: **4**

Secrd Prk Spcs:

RV Prkng Spc:

Garage: **No**

Carport: **No**

Gar Dim:

**Systems & Utilities**

Cooling:

Sewer: **Public Sewer**

Heating: **Forced Air, Natural Gas**

Heat Control:

Heat Cost Type: **Separate**

Heat Control YN: **Yes**

Water Source: **Municipal**

**Public Remarks**

Affordable and hard-to-find shop space offering a functional layout with a front office/showroom and upper mezzanine. The main floor provides approximately 1,375 sq. ft. of workspace, plus an additional 365 sq. ft. mezzanine ideal for storage, office use, or light workspace. The shop features a 12-foot overhead door with convenient lane access, making it easy for deliveries, equipment, or service vehicles. Heating is provided by gas forced air, ensuring year-round comfort. Additional features include private parking at the rear along with one dedicated front parking stall for staff or customers. This versatile space is well suited for a variety of business uses and is available immediately.

**Title**

Assgnmt of Contract:

Num Titles:

Interest Offered: **Head Lease**

Contingency:

**Business**

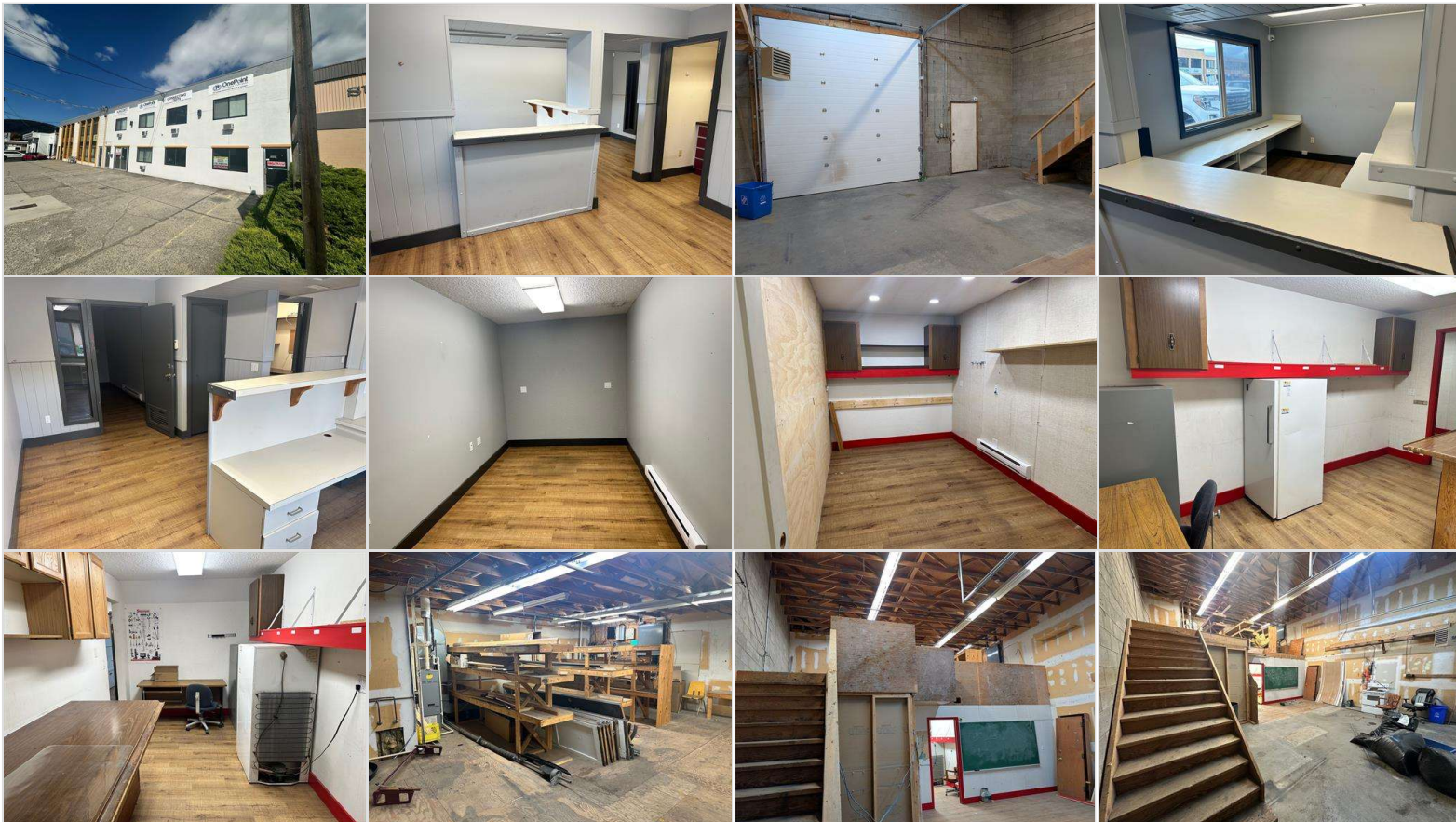
Lse Ex Dt: Est Ad Rnt: **4.00** Pckge Avail: B Type:

Pets Allowed: Short Term Rent:  
Rentals Allowed: Short Term Rent Desc:  
Age Restrict: Restrictions Desc:

**Legal/Tax**

Tax Year: Taxes: Tax Assd Val: Indigenous Lnd: **No**  
Tax Assmnt St: Imprvmnts: Agricultural Rsv: Zoning Code: **SECTION 12:  
Industrial**  
# of Parcels: Addtnl Parcels: **No** Dev Permit: Irrig Wtr Rghts:  
Legal Desc: **Lot A, Section 3, Township 8, Plan KAP57843, ODYD**  
Disclosures: **None**

**Media**





**The above information is from sources deemed reliable, but it should not be relied upon without independent verification**