



# For Lease

Premier Large-Format Commercial Opportunity

10,212 SF

High-Exposure 43rd Avenue Corridor | Vernon, BC

# PROPERTY OVERVIEW

2903 43<sup>RD</sup> AVE, VERNON

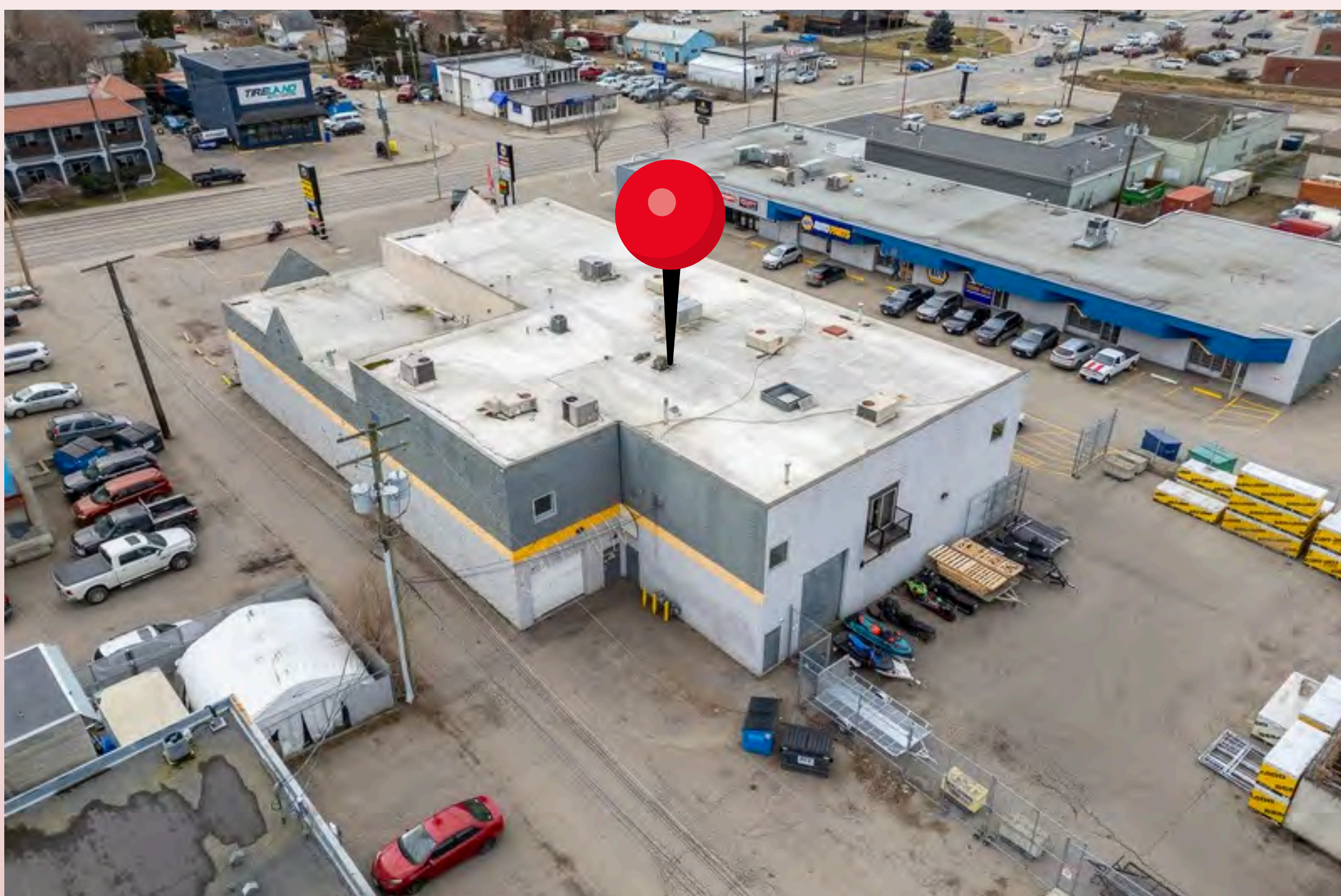
*Opportunities of this size are increasingly scarce in Vernon. This 10,212 SF large-format space offers the visibility, flexibility, and operational functionality today's businesses need to grow. Positioned along the high-traffic 43rd Avenue corridor, the property combines strong exposure with showroom presence, warehouse capability, and seamless access – delivering a strategic platform for expansion, relocation, or flagship operations.*



## Property Highlights

- **Total Area:** 10,212 SF (Main Floor)
- **Zoning:** INDL – Light Industrial
- Rare large-format availability in a supply-constrained market
- Flexible configuration with potential demising options
- Immediate occupancy available

*This zoning permits a broad range of commercial, showroom, service, and light industrial uses, making it suitable for a diverse mix of operators.*





# Lease summary

**10,212 SF**

Zoning type

Light Industrial 12.1.1

Floor Area

10,212 SF

Lease Rate

\$16.00 PSF

Triple NET

\$4.75 PSF

Availability

Immediate Possession



# ZONING ADVANTAGE

## INDL – LIGHT INDUSTRIAL (SECTION 12.1)

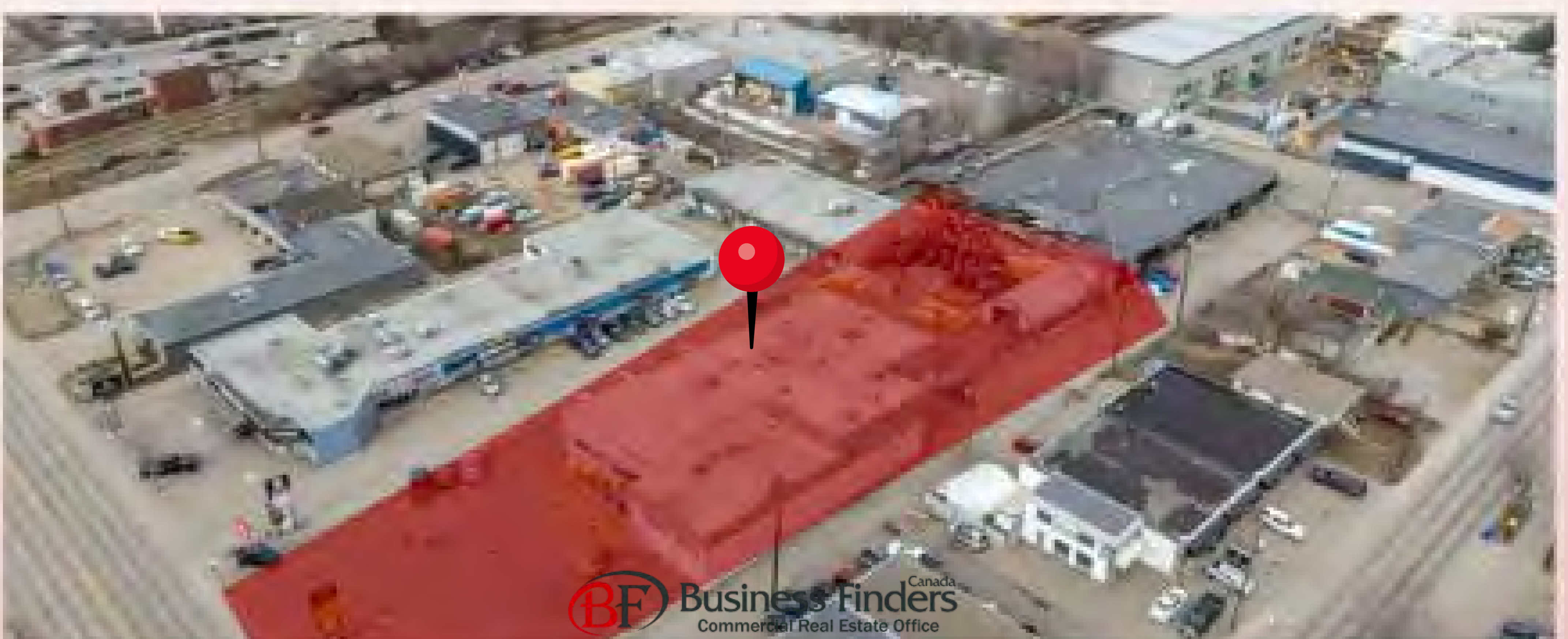
The property is zoned **INDL – Light Industrial** under the **City of Vernon Zoning Bylaw #6000**, offering excellent flexibility for a wide range of commercial and industrial uses.

This zoning is ideal for businesses that require a combination of **showroom space, warehouse capacity, service operations, and outdoor storage** within one adaptable property.

### Permitted uses include:

- Indoor sales and service
- Light manufacturing
- Warehouse and distribution
- Vehicle services
- Commercial storage
- Outdoor sales and service
- Drive-through vehicle services
- Various other commercial and light industrial operations

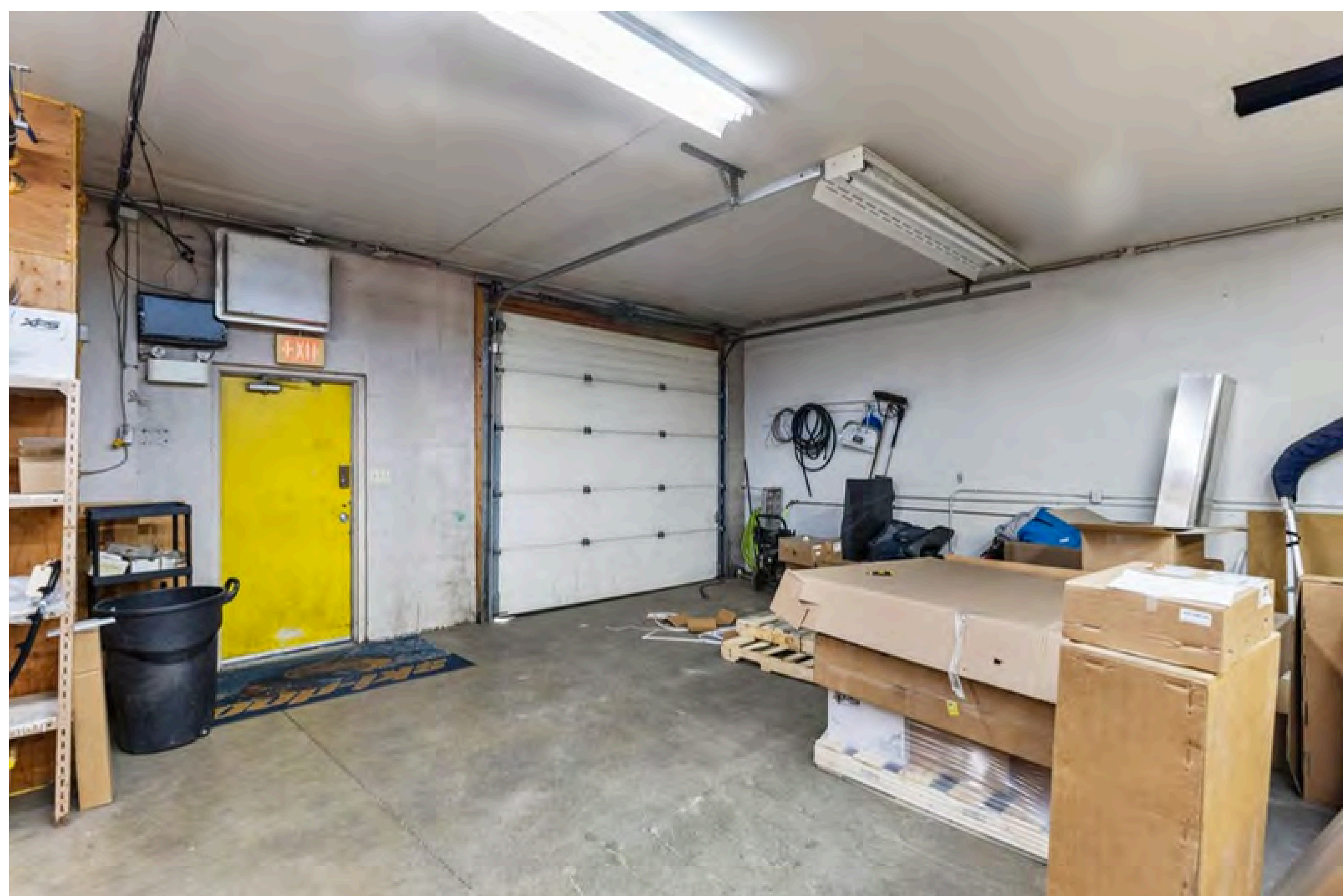
*The zoning allows a maximum density of 2.0 FAR and a building height of up to 15 metres, supporting both current operations and future expansion.*



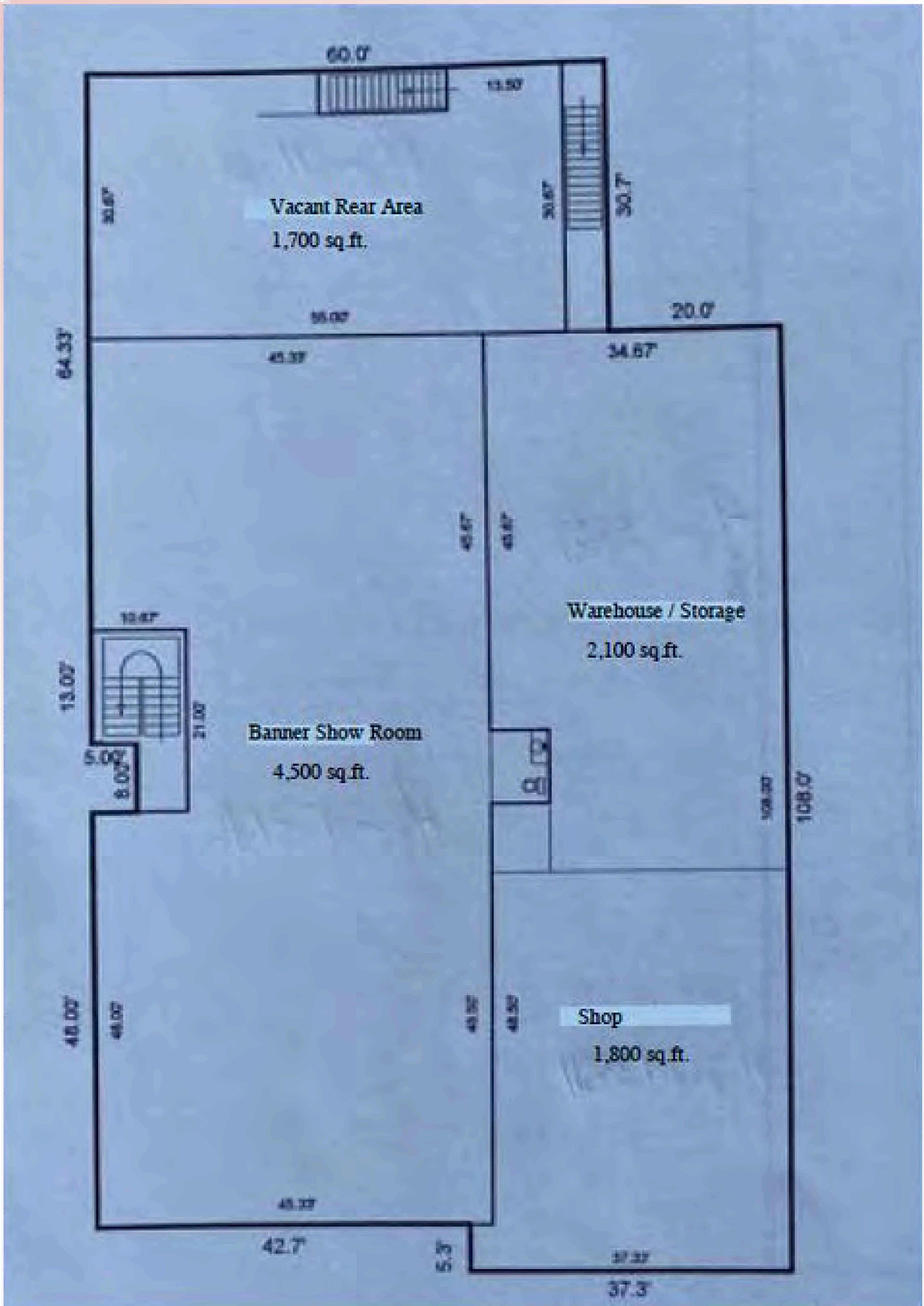
# Building Features

- Functional **showroom + warehouse** configuration
- 16-foot clear ceiling height in shop area
- Three grade-level overhead doors:
  - Two (2) × 14' overhead doors
  - One (1) × 10' rear overhead door
- Efficient side-lane access for deliveries
- Flexible layout adaptable to retail, distribution, service, or light production
- Prominent exterior signage opportunity along building frontage

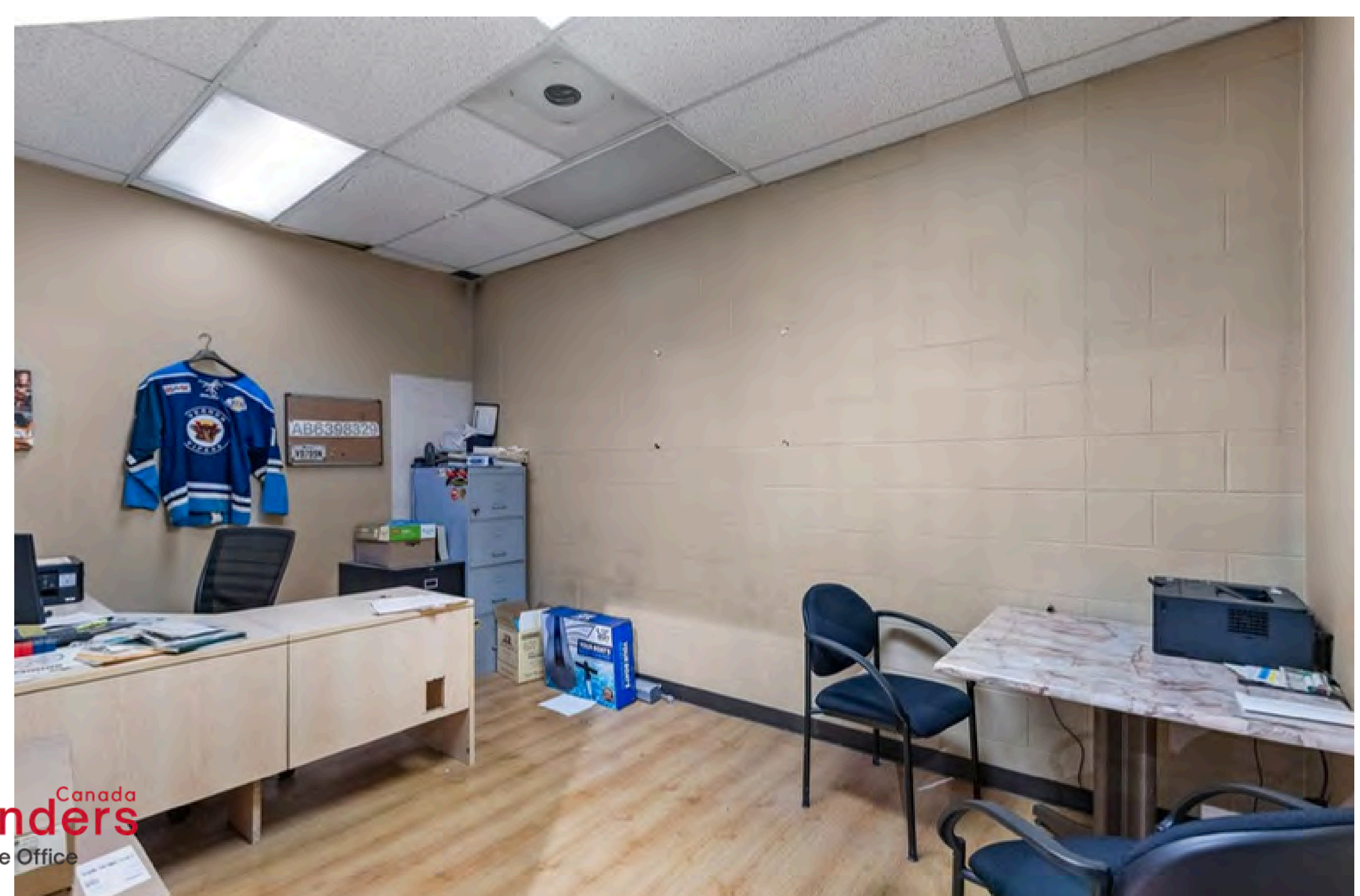
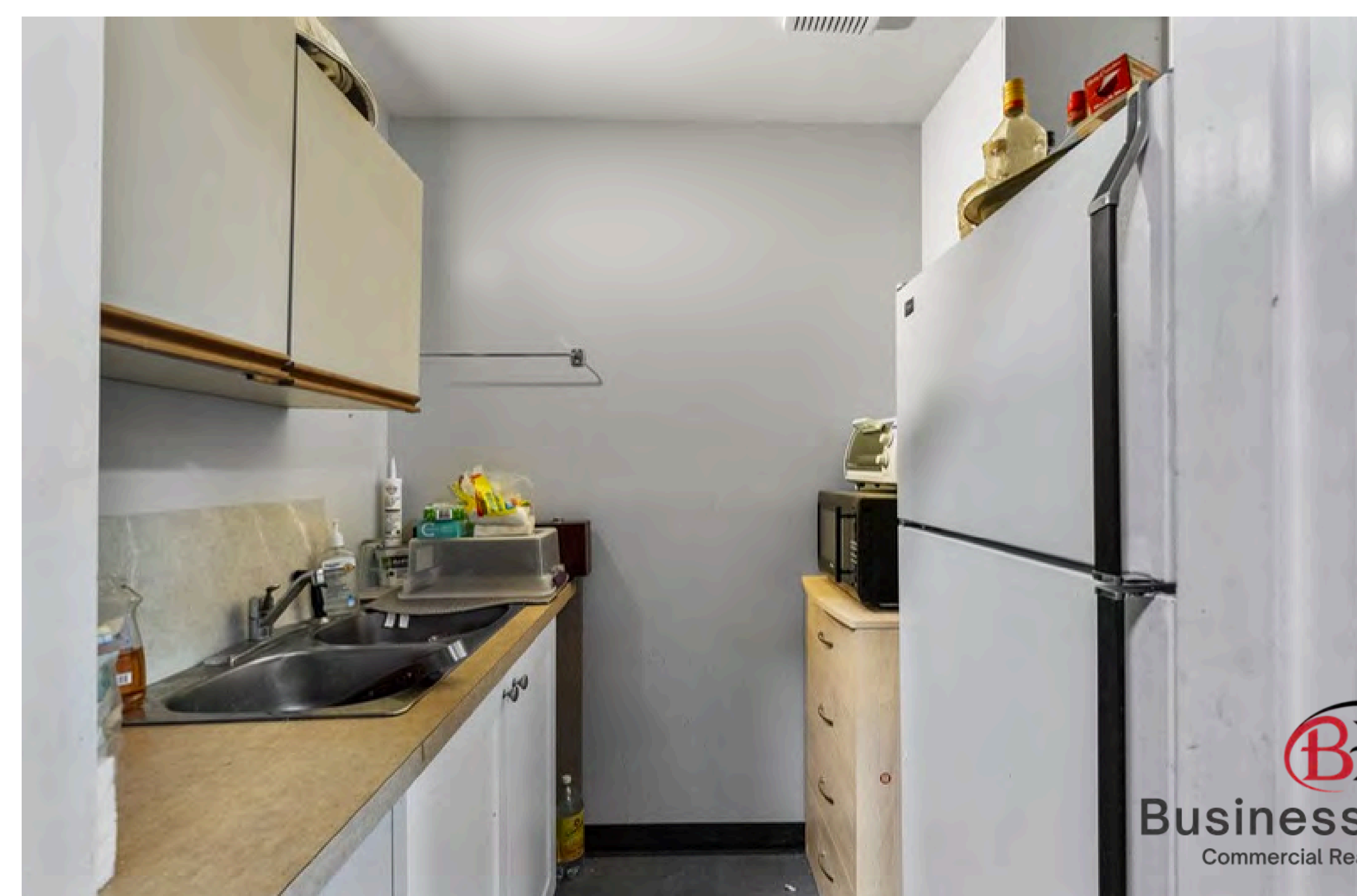
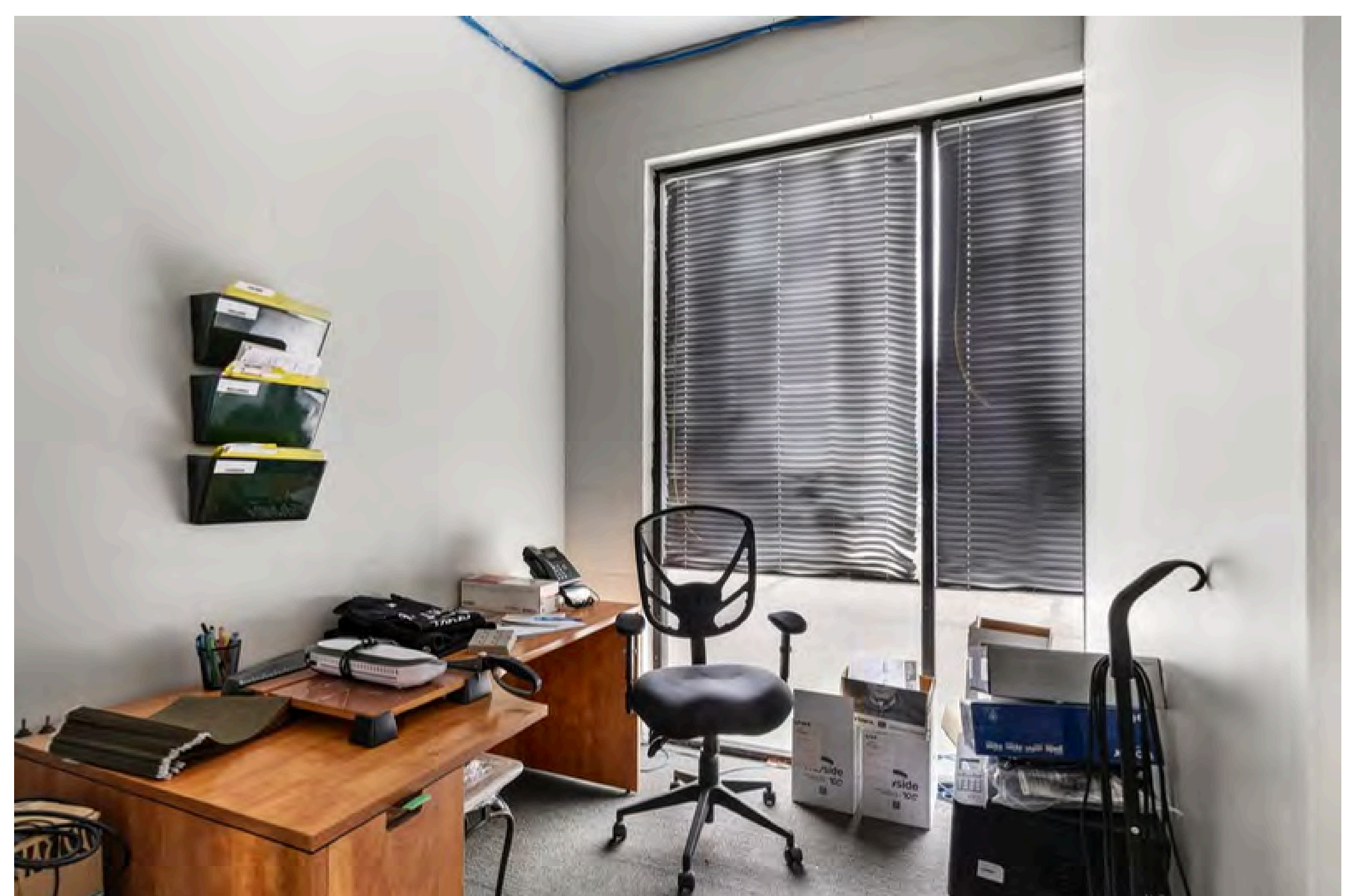
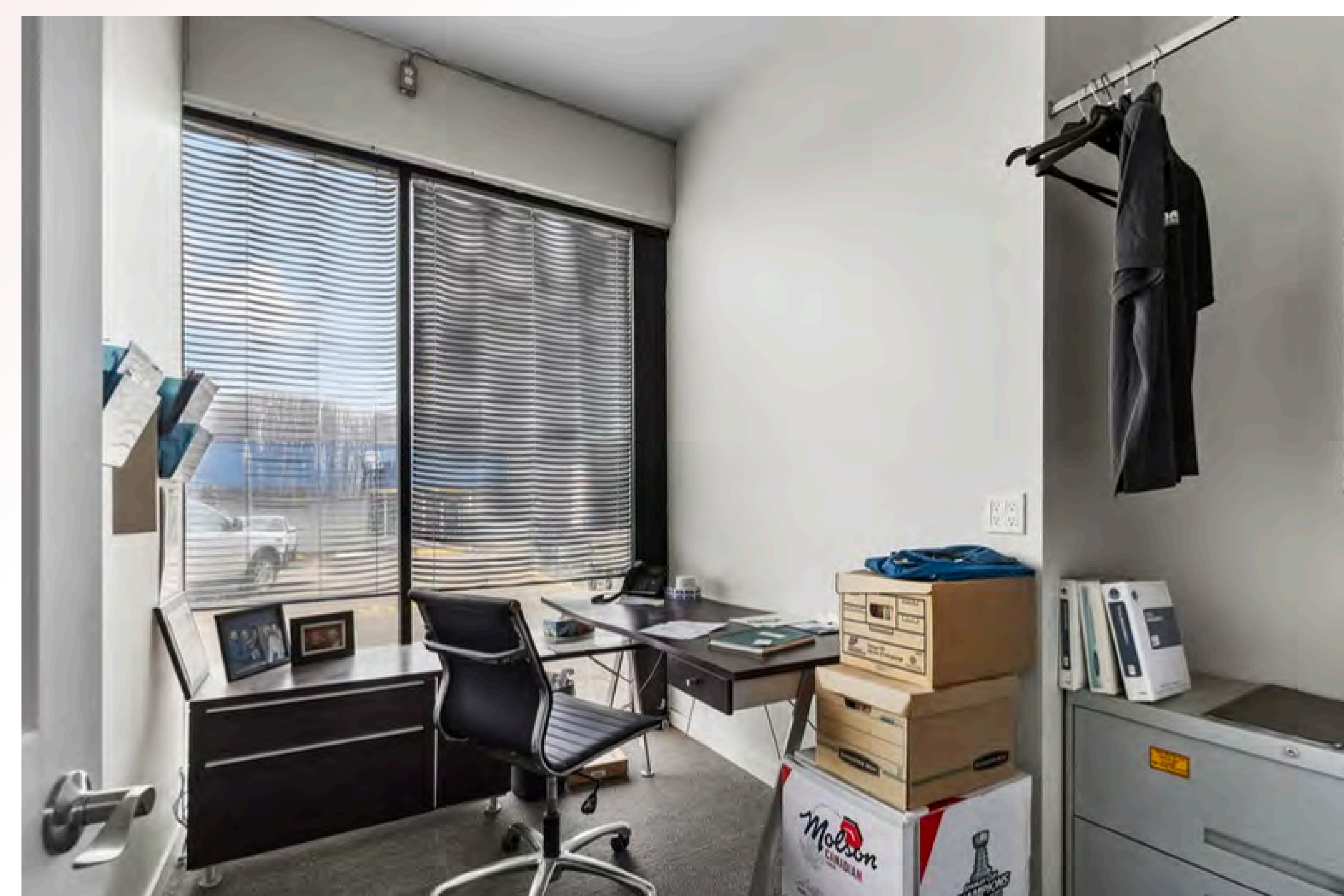
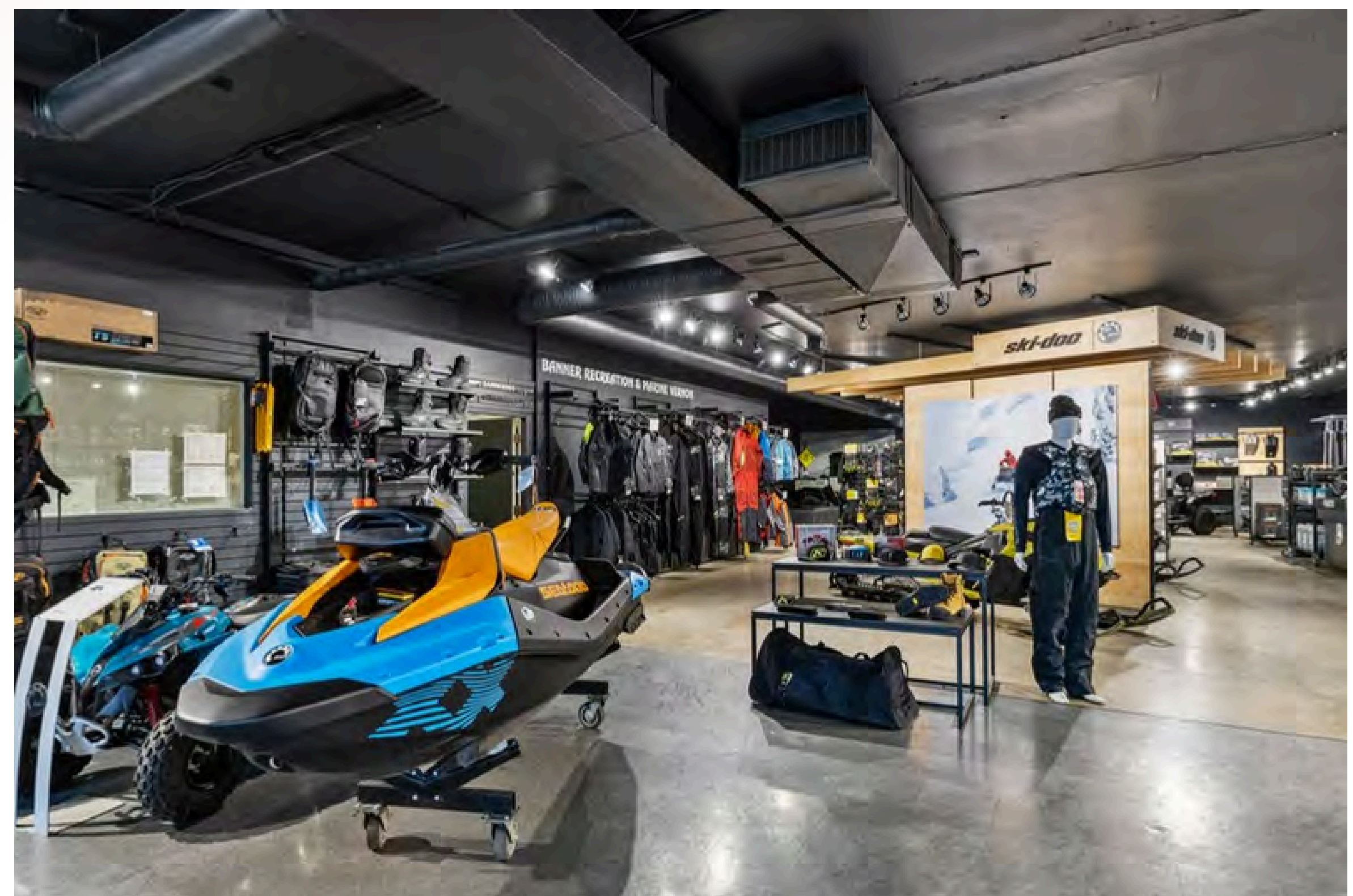
*An ideal platform for furniture and home improvement retailers, automotive and recreational sales or service operators, building supply and trade businesses, fitness and recreation concepts, specialty showroom retailers, wholesale distributors, and service commercial or light industrial users seeking scale, access, and visibility in a prime corridor.*



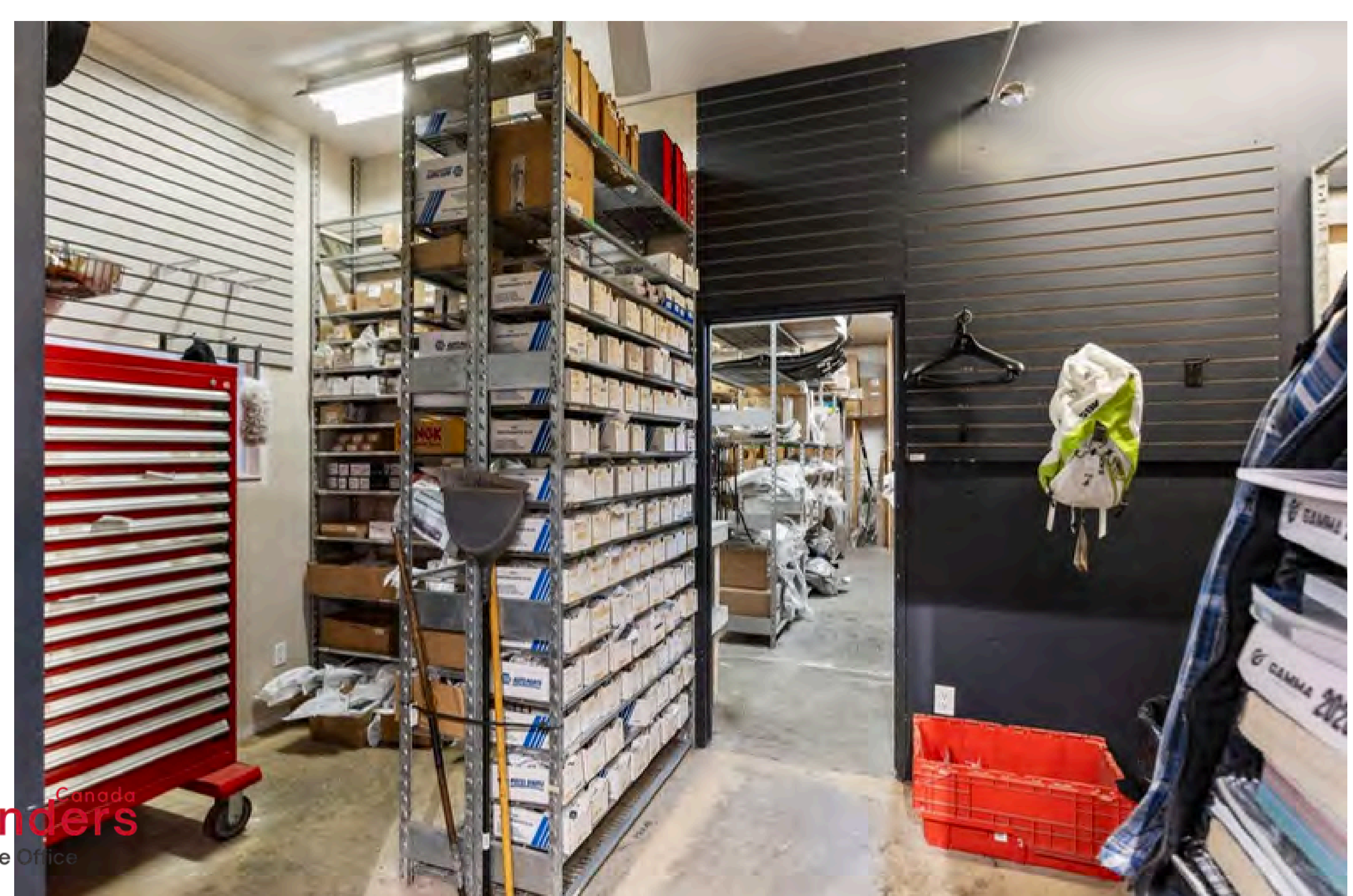
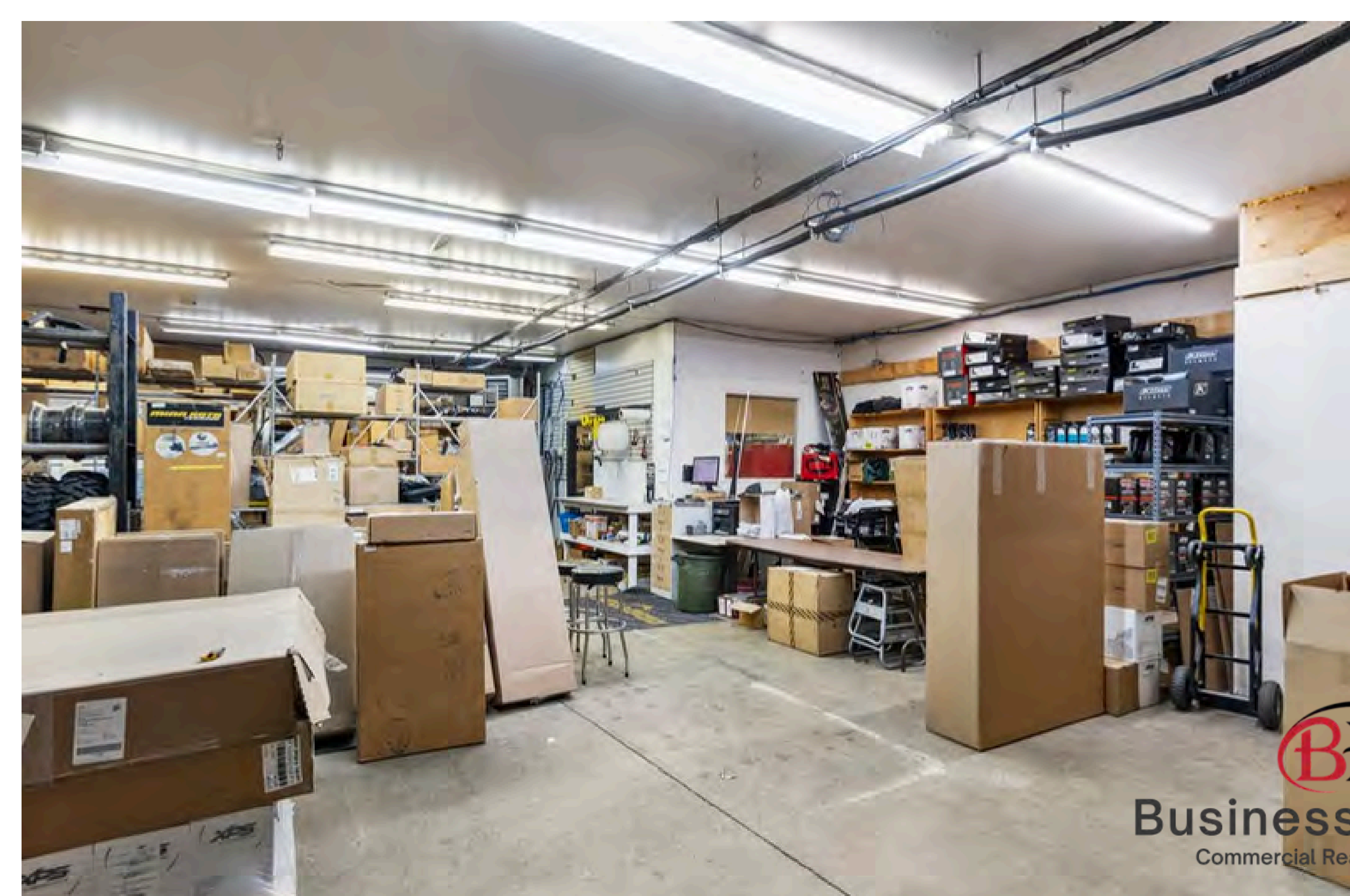
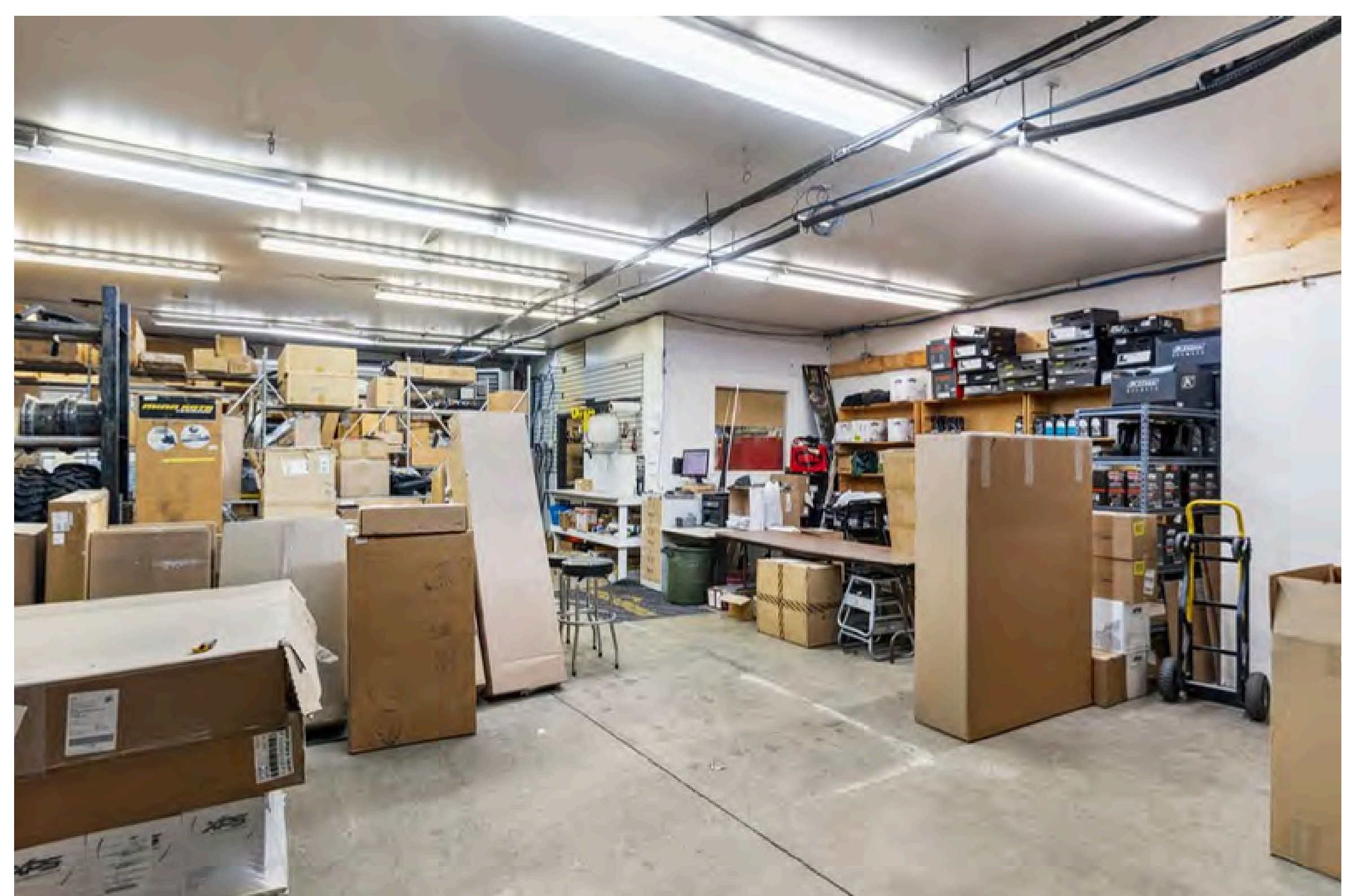
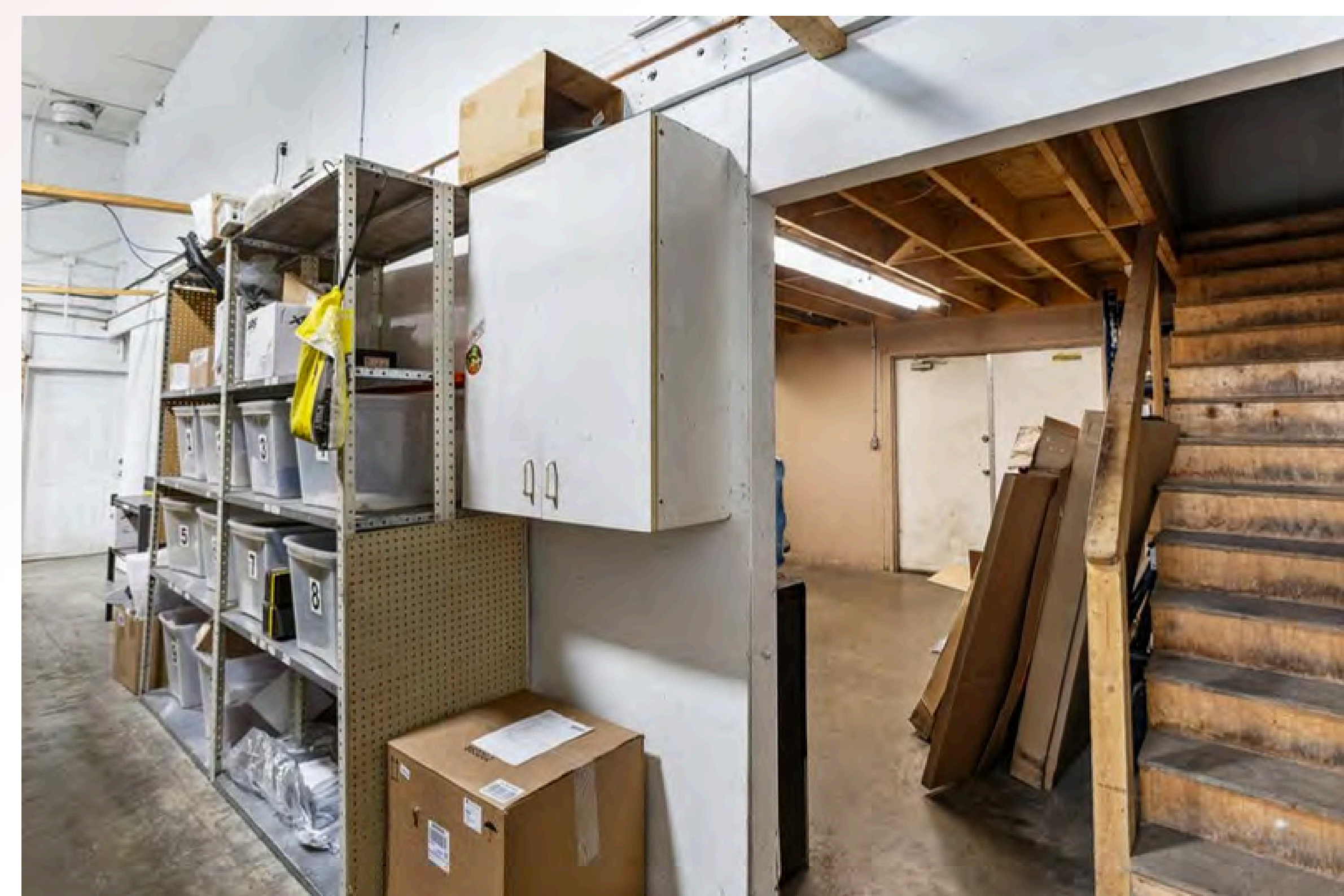
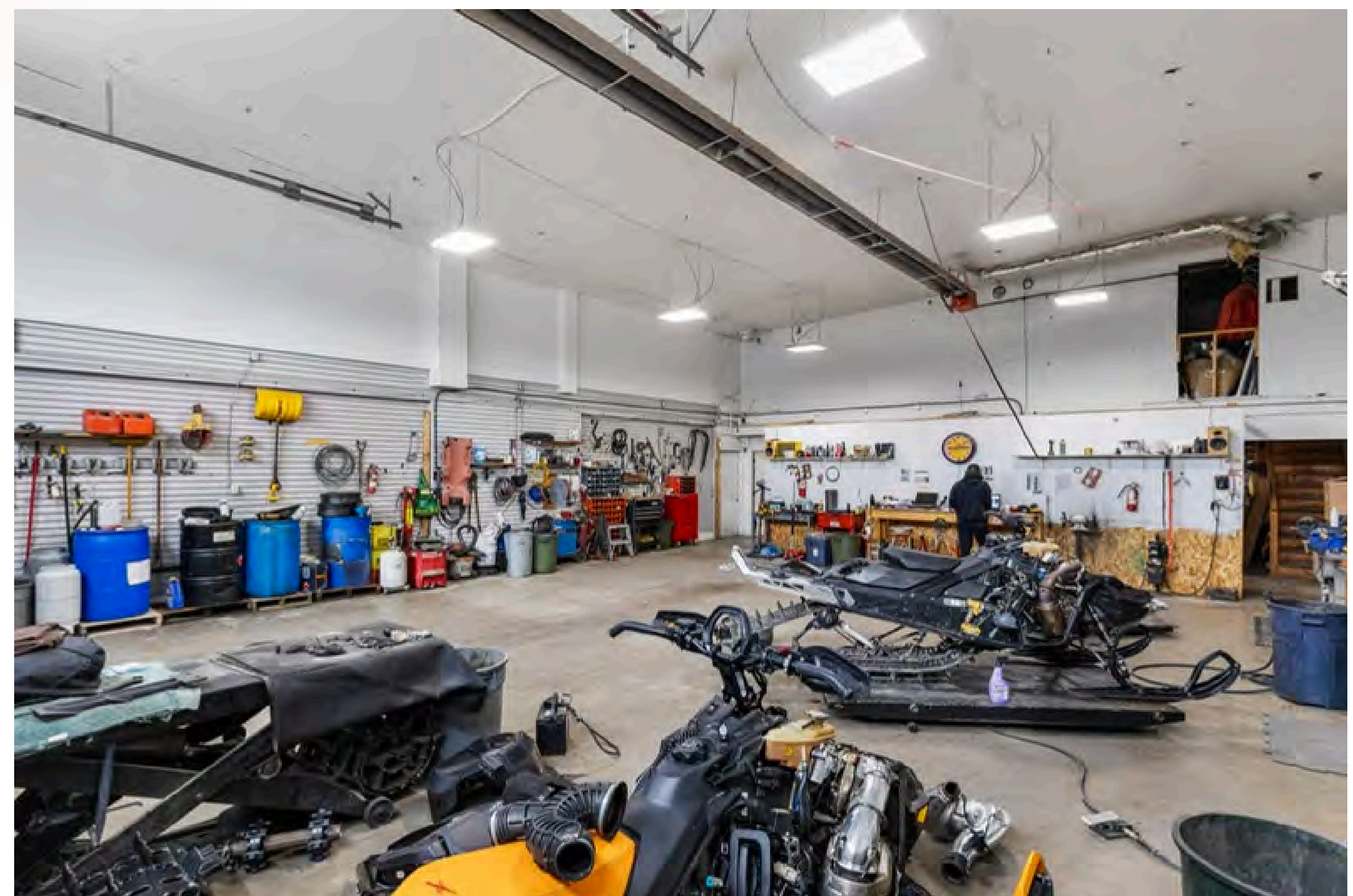
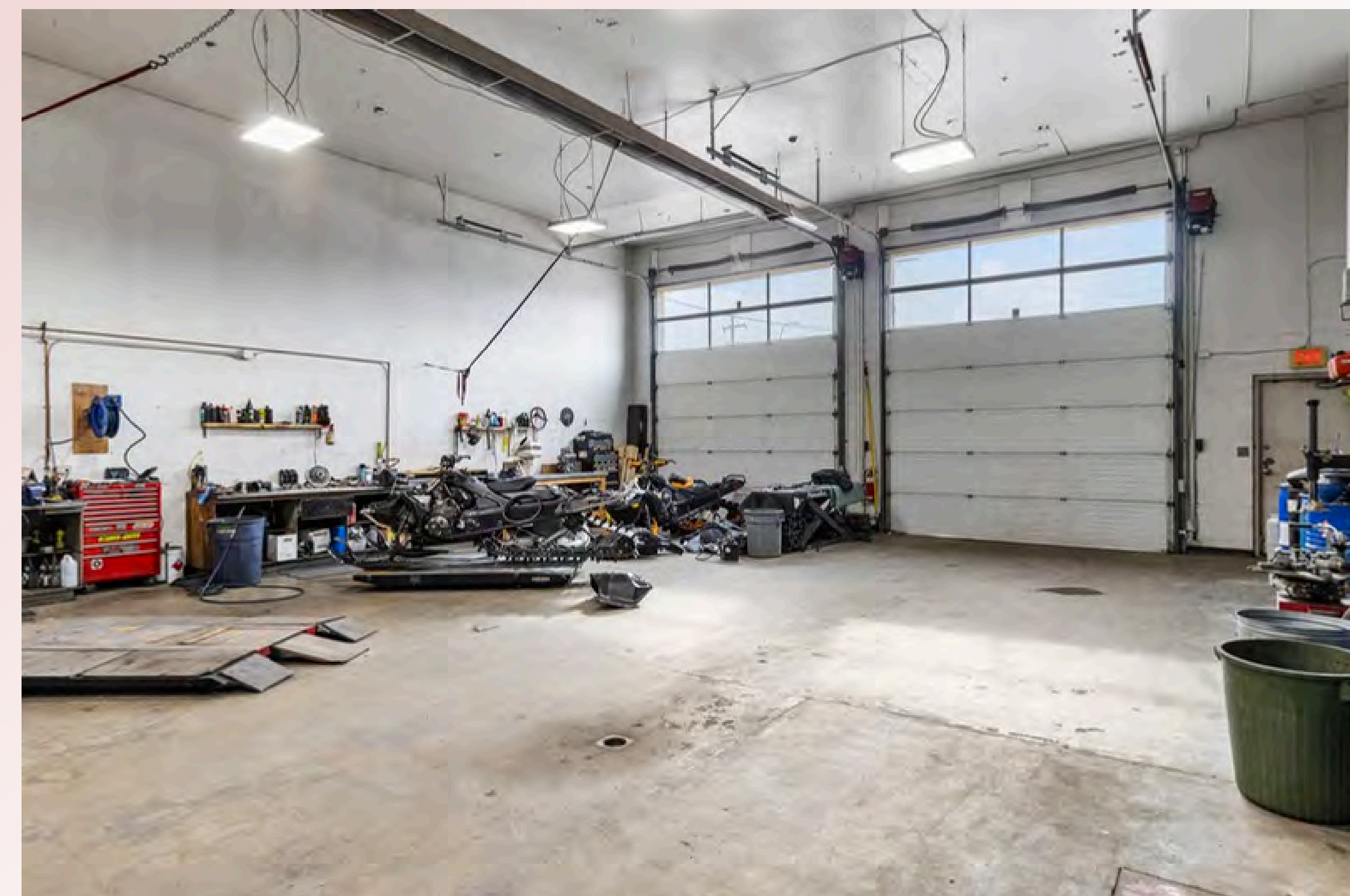
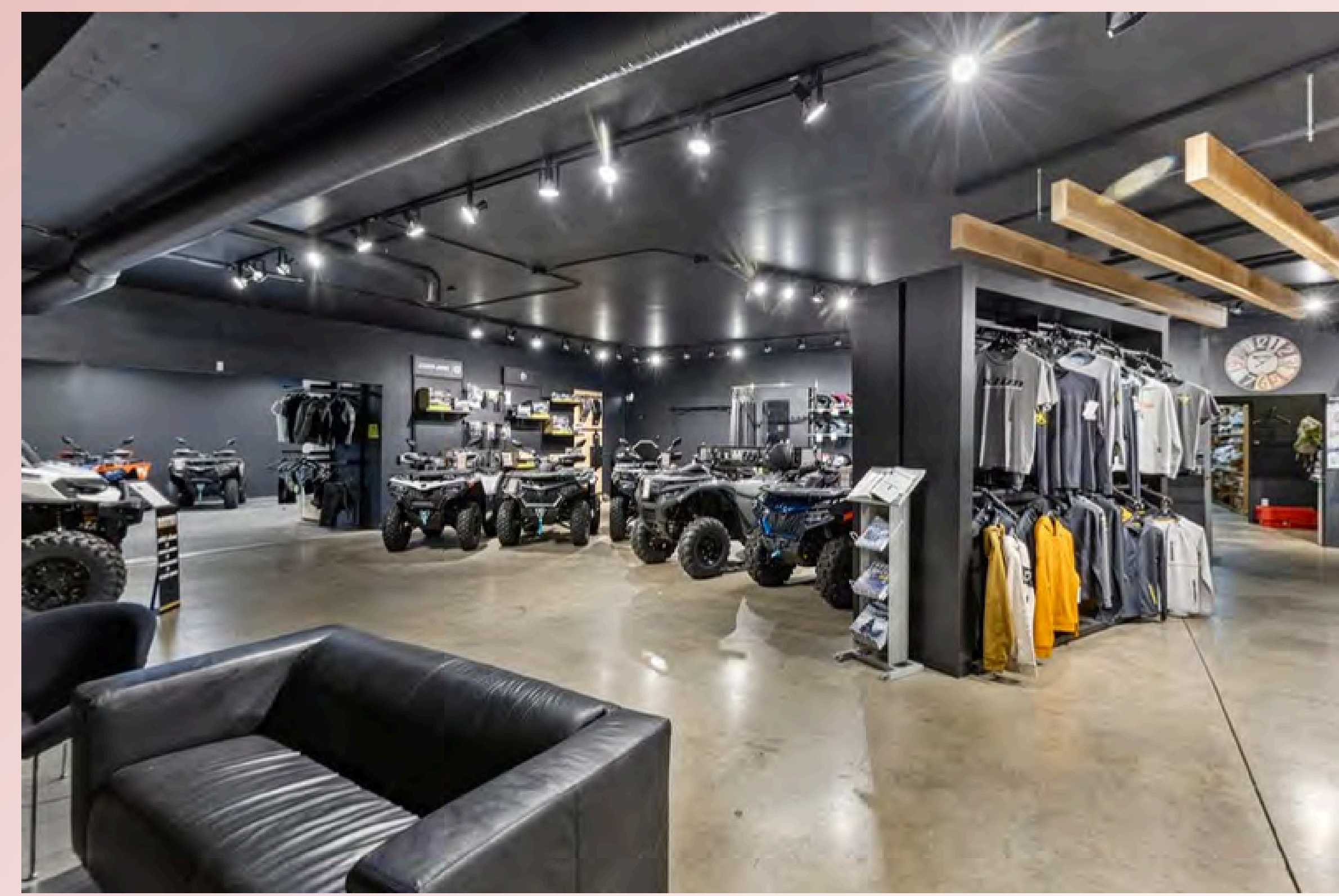
# Layout



# INTERIOR



# INTERIOR



# LOCATION OVERVIEW

## Location & Site Advantages

Prime exposure along 43rd Avenue with excellent accessibility for both customers and service vehicles. The property offers ample on-site parking, convenient side-lane loading access, and a rear fenced compound suitable for secure outdoor storage or operational yard use. Efficient site circulation supports deliveries and larger vehicle movement with ease.

## Why This Property Stands Out

Opportunities that combine scale, visibility, operational functionality, and zoning flexibility in one location are increasingly limited in Vernon.

This property delivers a rare balance of customer-facing presence and backend efficiency — supporting both retail engagement and industrial capability within a single, high-exposure corridor location.

*The result is a strategic commercial platform designed for long-term growth.*





# CONTACT

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