

Property Client Full W/Photos

2809 44 Avenue, Vernon, British Columbia V1T 7P4

MLS® #: [10382223](#) Status: **Active** Title1/Title2: Lease: **\$16.00**
 Prop Type: **Commercial** Sub Type: **Mixed Use** Orig List: **\$16.00**
 Price Type: **Per Square Foot**
 Mjr /Minor Ar: **North Okanagan/VC - City of Vernon** DOM: **27**



General Information

Transaction Type: **For Lease**

Parcel ID: Price x Unit: Shop:
 Yr Built: Bldng Name:
 Yr Rnvtd: Subdivision:
 Yr Blt Src:

Layout

Storeys:
 Seat Capacity:
 Ceiling Min:
 Possible Use:
 Current Use:

Lot Information

Lot #: Lot SqFt:
 Water Access: Lot Acres:
 Fencing: W x L:
 View:

Floor Area

Total Building SqFt: **0**
 Unit SqFt:
 Leasable Sqft Total: **1,235**
 Leasable SqFt Min:
 Leasable SqFt Max:
 SqFt Source:

Interior Features

Accessibility Eq: **No** # Overhd Doors 1: # Ovrhd Doors 2: # Docks Total: Ceiling Feet: **9**

Exterior Features

Lot Features: **Central, Easy Access, Level, Paved Roads, Near Transit, Close to Shopping**

Parking Features

Ttl Prkng Spcs: Prkng Cov: **0** Prkng Uncov: Secrd Prk Spcs: RV Prkng Spc: Carport: **No**
 Parking Desc: Garage: **No** Gar Dim:

Systems & Utilities

Cooling: Heat Control: Heat Control YN: **No**
 Sewer: **Public Sewer** Heat Cost Type: Water Source: **Municipal**

Public Remarks

Flexible and functional 1235 sq. ft. commercial space offering a versatile layout ideal for office, warehouse, or combined work areas. The unit features a well-finished front office, providing a professional first impression for clients and staff alike. Zoned Commercial Sec. 12.1, this property supports a wide range of business uses—perfect for many small to mid-sized operations. Enjoy private, direct front access, along with a convenient rear entry and lane access parking. An existing rear overhead door offers potential for reactivation, adding further utility for shipping, receiving, or equipment access. Quick possession available, making this an excellent opportunity to get your business up and running without delay.

Title

Assgnmt of Contract: Num Titles: Interest Offered: **Head Lease** Contingency:

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: **C11**
 # of Parcels: Addtnl Parcels: **No** Dev Permit: Irrig Wtr Rghts:
 Legal Desc: **LOT A SECTION 3 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT PLAN KAP57843**
 Disclosures: **None**

Media





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