



COMMERCIAL LEASE OPPORTUNITY

4960 SILVER STAR ROAD
VERNON, BRITISH COLUMBIA

PREMIUM DRIVE THRU PAD



PROPERTY FEATURES



VISIBILITY
Prominent signage opportunities



LOCATION
Located in the Silver Star Business Park



PARKING
Onsite parking available



ZONING
INDL

THE NUMBERS



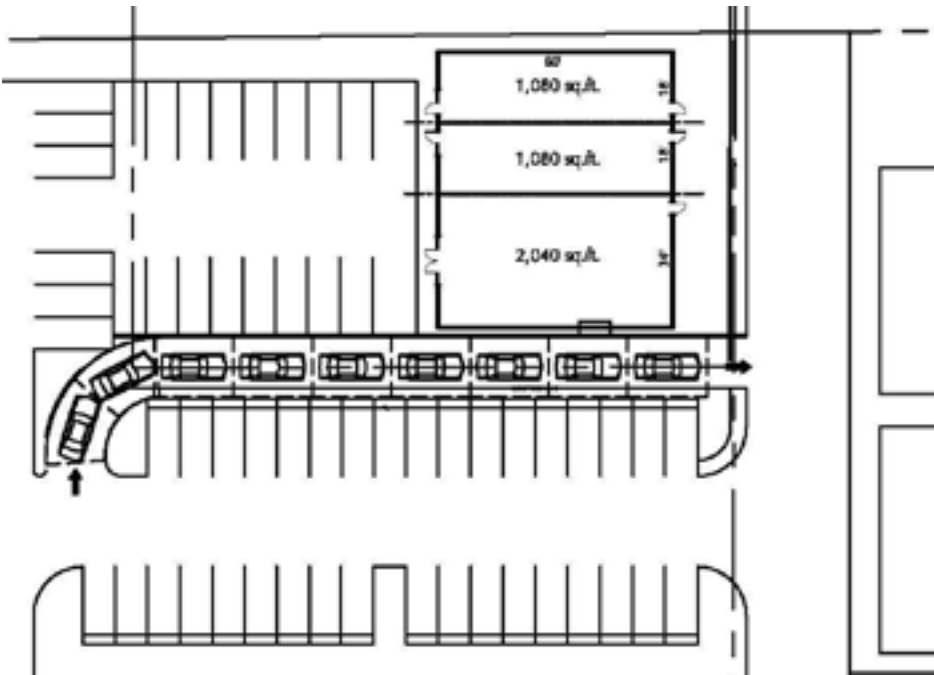
SIZE
Approx. 1,080 - 2,040 SF
Demisable to 4,250 SF



PRICE
Base Rent: \$35.00/SF
Adtl. Rent: \$12.00/SF

Now pre-leasing a premium drive-thru pad site on Silver Star Road. Only minutes from Highway 97 and on route to Silver Star Mountain Resort, this drive-thru pad site offers a range of size options up to 4,250 sq.ft. Located within Silver Star Gateway Business Park, which offers over 200,000 sq.ft. of newly constructed commercial buildings for both retail and industrial tenants. Owner will provide build-to-suit options for qualified tenants.

Silver Star Business Park is the largest and most modern of its kind in Vernon and is only two minutes away from the city's downtown core. It's strategic location is close to public transit routes, Highway 97, biking and walking trails and Vernon's Okanagan College. This new development with low traffic congestion makes for the perfect alternative to the busy city of Kelowna, being only 31 minutes from the Kelowna International Airport and 47 minutes from Downtown Kelowna.





Let's chat.

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Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of one of the largest commercial real estate brokerages in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

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