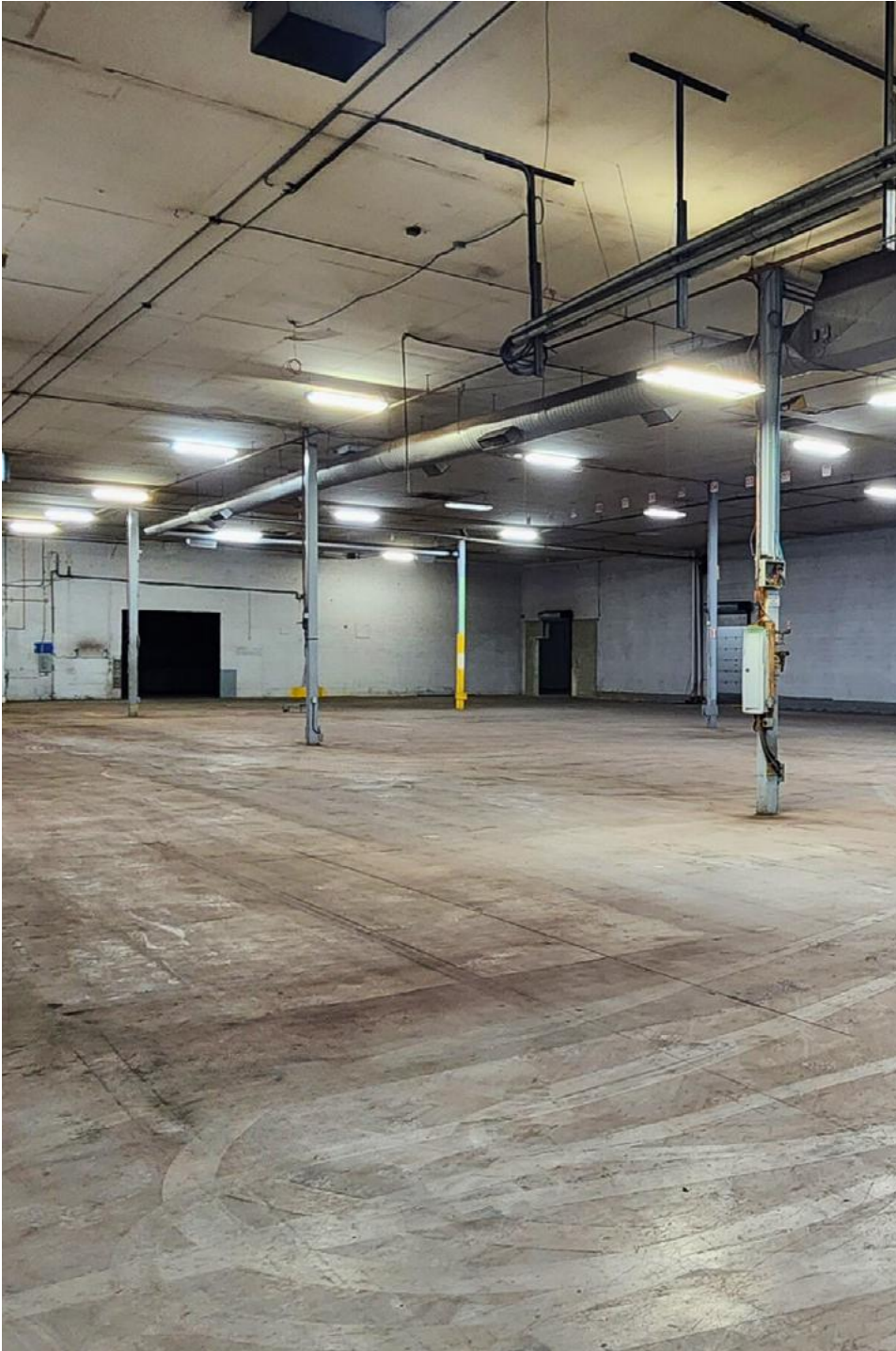




FOR SALE

1810 KOSMINA ROAD
VERNON, BRITISH COLUMBIA

STANDALONE INDUSTRIAL BUILDING



PROPERTY FEATURES



LOADING

3 dock loading bays with high bay receiving area



CEILING HEIGHT

19 ft.+ ceiling heights



POWER

3 Phase 400 Amp



ZONING

INDL - Light Industrial

THE NUMBERS



SIZE

+/- 35,939 SF
1.33 acres



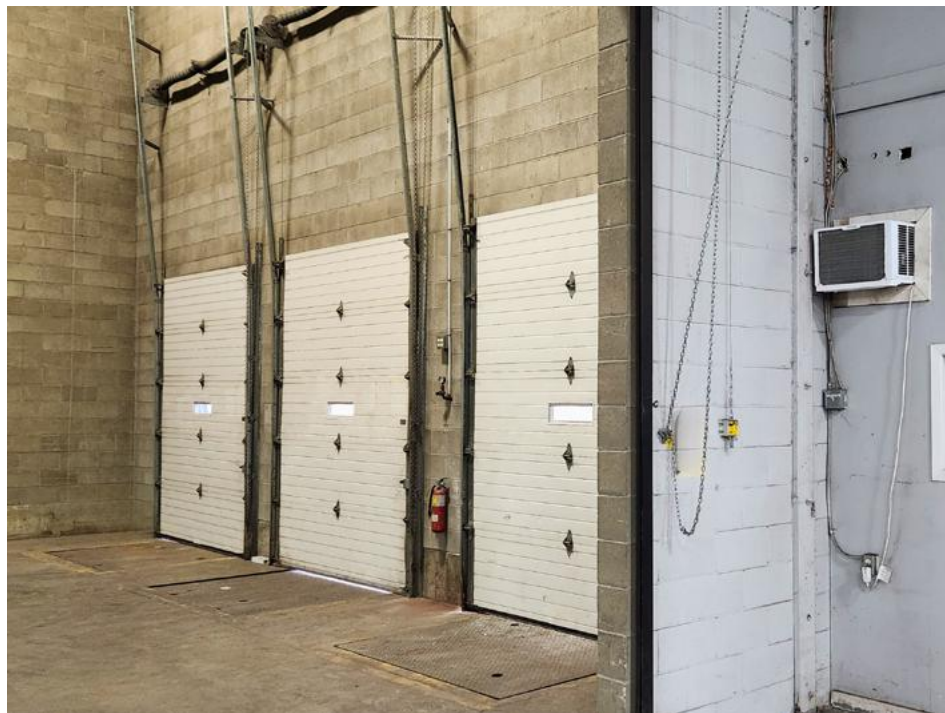
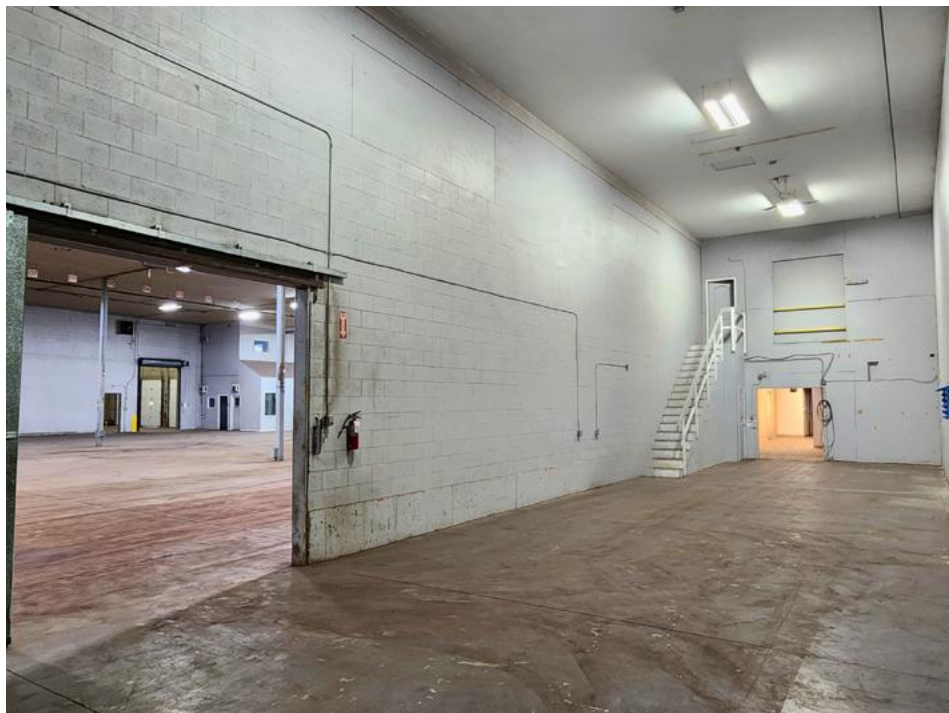
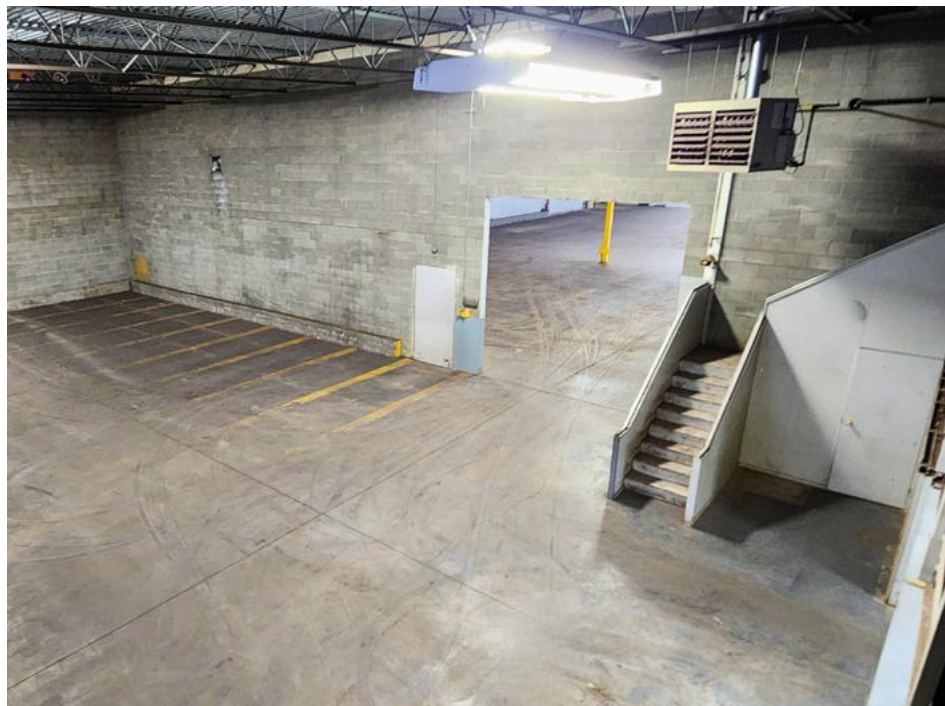
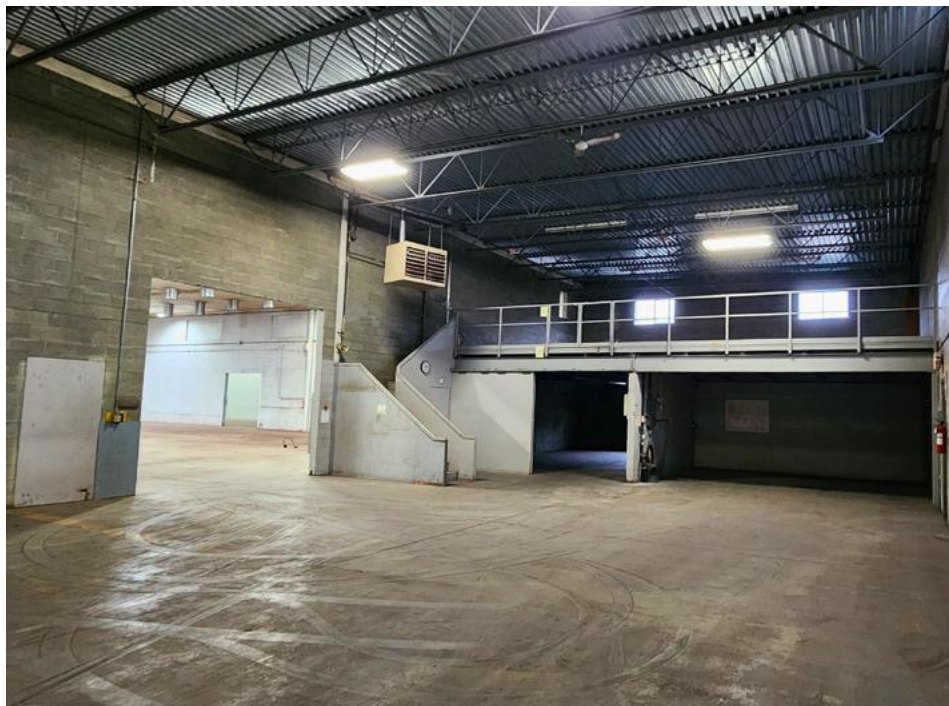
PRICE

\$5,900,000.00

Venture Commercial is pleased to offer the opportunity to purchase 1810 Kosmina Road, featuring a 35,939 sq. ft. standalone industrial building on 1.33 acres. This property boasts multiple areas within the building with ceiling heights of over 19 feet, providing ample space for a wide range of operational requirements. The facility includes a finished reception area, offices, dedicated lunch and meeting rooms, three dock loading bays, and a high bay receiving area—facilitating efficient logistics and streamlined operations. Additionally, the property is equipped with 3-phase 400 amp power and heating and cooling systems.

With the potential to demise the space, this property offers flexible options tailored to your business needs. Centrally located, it provides easy access to major transport routes.

Opportunity for asset or share sale. Contact brokers for more info!









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 the largest commercial real estate brokerage 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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We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

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