



# FOR SALE & FOR LEASE

PREMIER LARGE-FORMAT COMMERCIAL / LIGHT INDUSTRIAL OPPORTUNITY

18,319 SF BUILDING / INDOOR SPACE

10,212 SF AVAILABLE FOR LEASE

1 ACRE SITE | HIGH-EXPOSURE 43RD AVENUE CORRIDOR

2903 43rd Avenue, Vernon, BC

*A rare opportunity to purchase or lease a large-format commercial/light industrial property in Vernon's established 43rd Avenue commercial corridor*

ASKING PRICE: **\$3,495,000**

LEASE RATE: **\$16.00 PSF**

TRIPLE NET: **\$4.75 PSF**

AVAILABILITY: **Immediate Possession**

**Steve Harvey**

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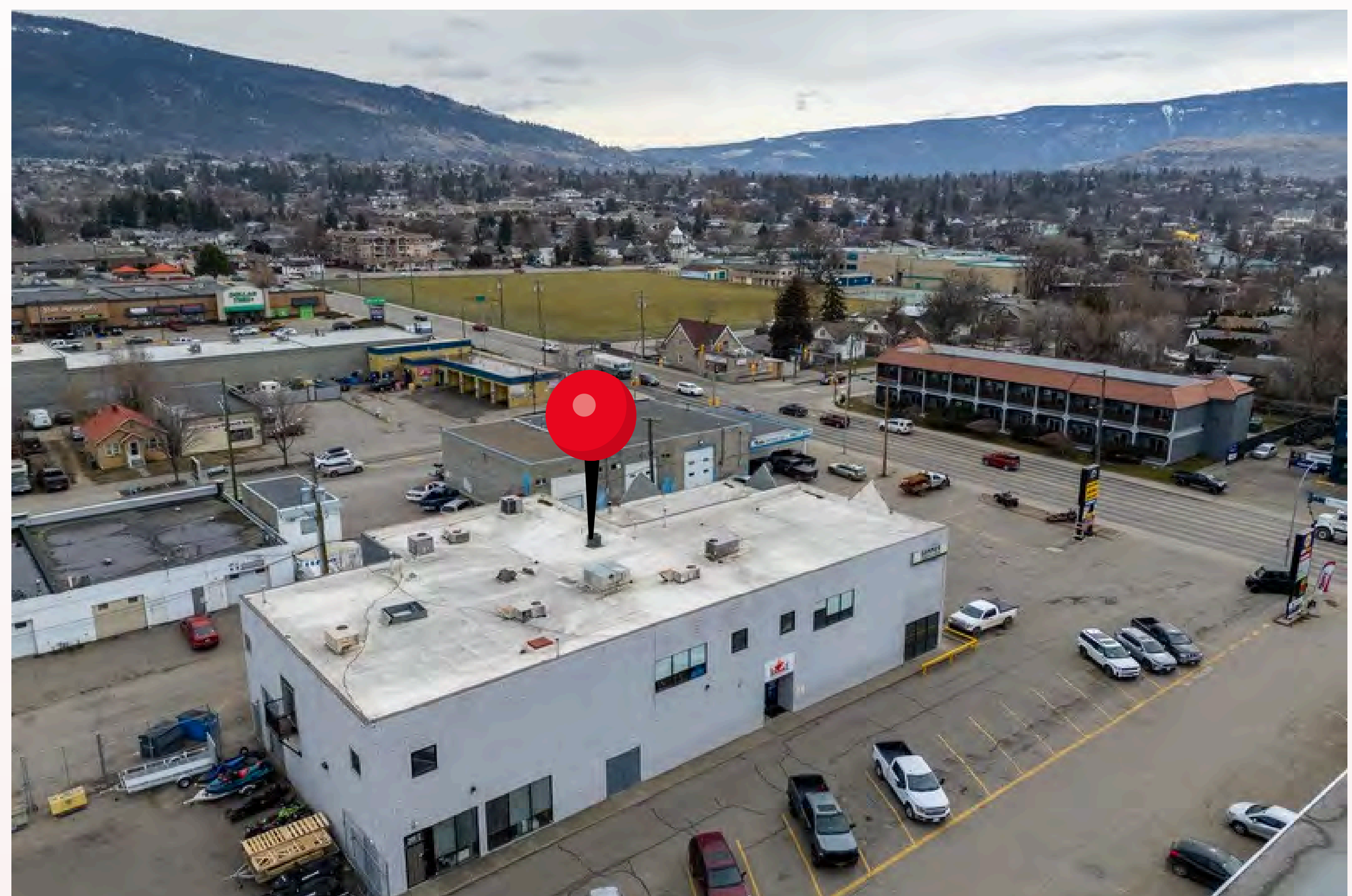
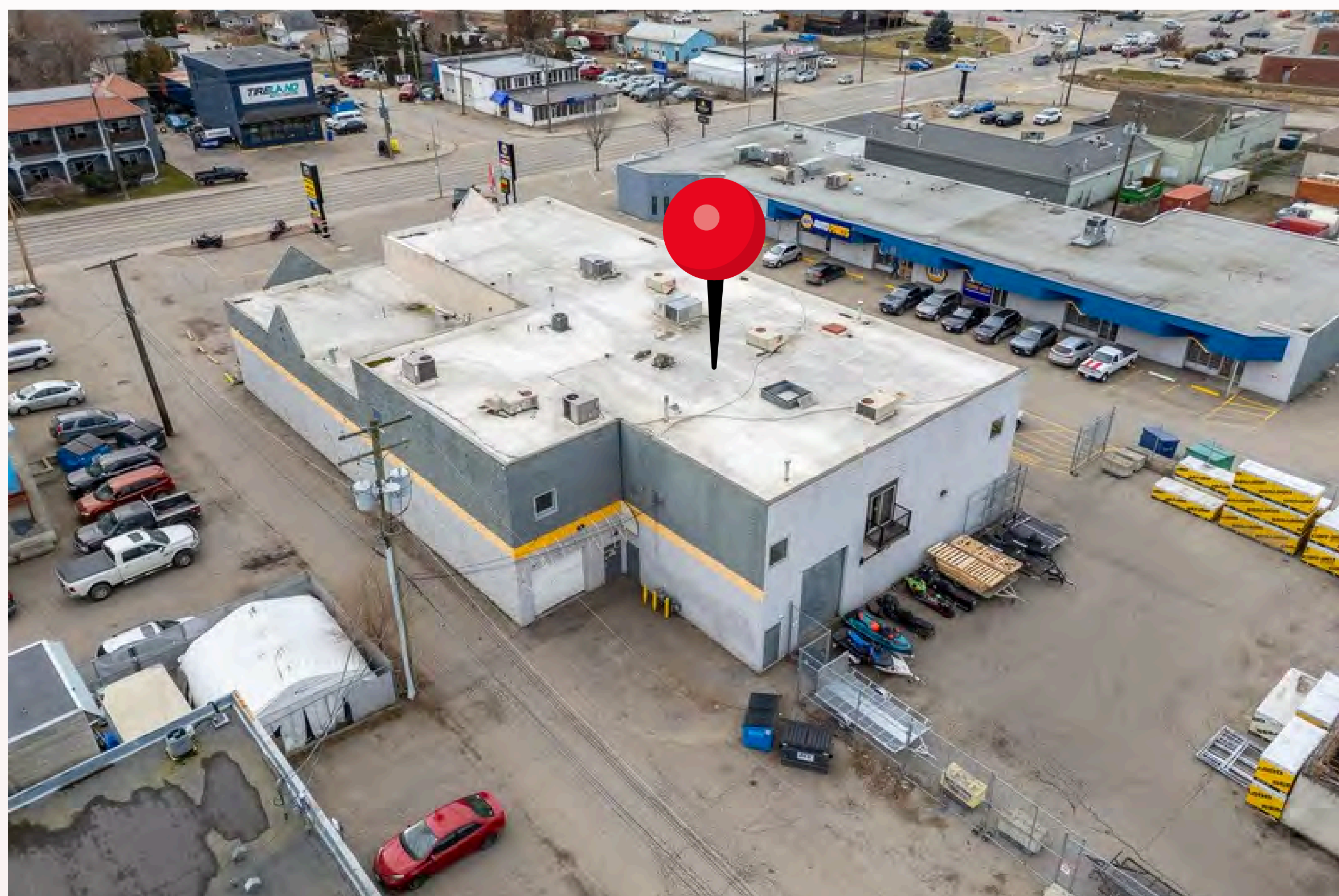
# PROPERTY OVERVIEW

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

2903 43rd Avenue presents a rare opportunity to purchase a large-format commercial/light industrial property in Vernon's high-exposure 43rd Avenue corridor, with a 10,212 SF main floor lease opportunity also available.

The property includes approximately 18,319 SF of building/indoor space on a 1-acre site and offers a flexible mix of showroom, warehouse, service, office, leased upper-floor space, leased residential suite, and outdoor storage functionality.

Strategically positioned along 43rd Avenue, the property benefits from strong exposure, convenient access, on-site parking, side-lane access, and a rear fenced compound suitable for secure outdoor storage or operational yard use.



### KEY PROPERTY DETAILS

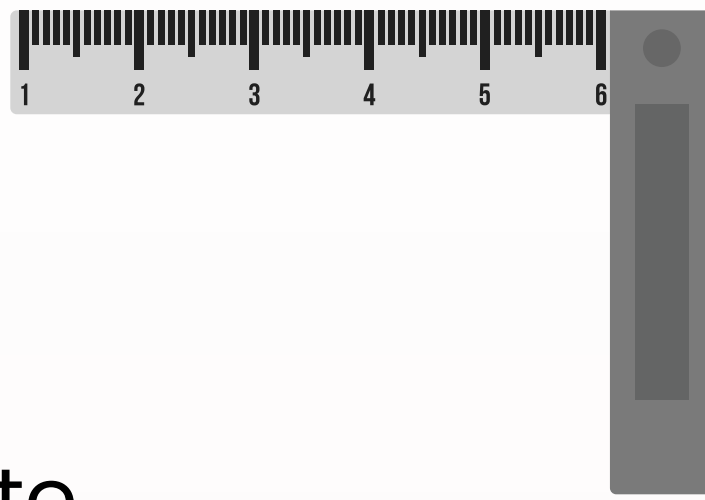
- **Asking Price:** \$3,495,000
- **Building / Indoor Space:** 18,319 SF
- **Available for Lease:** 10,212 SF
- **Land Area:** 1 acre / approximately 43,800 SF
- **Zoning:** Light Industrial 12.1.1 / INDL – Light Industrial
- **CAP Rate:** 6%
- **Tenancy:** Partial
  
- **6,300 SF top floor leased**
- **1,840 SF residential suite leased**
- **Immediate possession available**

# SITE BOUNDARY & AERIAL OVERVIEW

The aerial imagery provides context for the property's position along the 43rd Avenue corridor, including frontage, parking, building footprint, side-lane access, and rear yard functionality.

## SITE ADVANTAGES

- 1 acre / approximately 43,800 SF site
- High-visibility frontage along 43rd Avenue
- Established commercial/light industrial surrounding area
- On-site parking for customers and staff
- Side-lane access supporting deliveries and service movement
- Rear fenced compound for secure storage or operational use
- Large-format building footprint with flexible interior configuration
- Suitable for businesses requiring both customer-facing and back-end operational space



**Note:** Site boundaries shown are approximate and for marketing purposes only. Purchasers and tenants should verify all property boundaries, dimensions, site details, and permitted uses independently.



# SALE & LEASE SUMMARY

**2903 43rd Avenue is available for purchase and also includes a main-floor lease opportunity.** This structure creates flexibility for owner-users, investors, commercial operators, and tenants seeking a large-format property in Vernon's established commercial/light industrial corridor.

## SALE SUMMARY

**Property Address:** 2903 43rd Avenue, Vernon, BC

**Offering Type:** For Sale

**Asking Price:** \$3,495,000

**Building / Indoor Space:** 18,319 SF

**Land Area:** 1 acre / approximately 43,800 SF

**Zoning:** Light Industrial 12.1.1 / INDL – Light Industrial

**CAP Rate:** 6%

**Type of Sale:** Asset

**Tenancy:** Partial

**Leased Area:** 6,300 SF, top floor leased

**Residential Suite:** 1,840 SF leased

**Possession:** Immediate Possession

## LEASE SUMMARY

**Offering Type:** For Lease

**Available Area:** 10,212 SF

**Lease Rate:** \$16.00 PSF

**Triple Net:** \$4.75 PSF

**Availability:** Immediate Possession



***This offering provides purchasers and tenants with a rare opportunity to secure a large-format commercial/light industrial property in a supply-constrained Vernon market.***

# ZONING ADVANTAGE

## INDL – LIGHT INDUSTRIAL / LIGHT INDUSTRIAL 12.1.1

The property is zoned Light Industrial 12.1.1 / INDL – Light Industrial under the City of Vernon Zoning Bylaw #6000.

The purpose of this zone is to allow for light industrial and a variety of small commercial businesses with a high standard of design that carry out a portion of their operation outdoors or require outdoor storage areas.

### PERMITTED USES MAY INCLUDE:

- Indoor sales and service
- Light manufacturing
- Light industrial
- Vehicle support services
- Vehicle storage
- Commercial storage
- Outdoor sales and service
- Drive-through vehicle services
- Indoor self-storage
- Auction sales
- Food and beverage service
- Liquor store
- Minor indoor entertainment
- Accessory parking
- Office as an accessory use
- Security or operator dwelling unit as an accessory use
- Shipping container storage
- Community service
- Emergency services
- Recycling drop-off centre
- Transit facility

### KEY ZONING REGULATIONS:

- Maximum density: 2.0 FAR
- Minimum lot area: 2,025 m<sup>2</sup> / 0.5 acres
- Minimum lot width: 30 metres
- Maximum building height: 15 metres
- Minimum landscaping area: 20%
- One security or operator dwelling unit is permitted on a lot
- Street setback: 6.0 metres
- Laneway or alley setback: 1.5 metres
- Housing-based lot setback: 6.0 metres
- Non-housing-based lot setback: 0.0 metres
- Party wall setback: 0.0 metres



***Purchasers and tenants should confirm their intended use and any development requirements directly with the City of Vernon.***

# BUILDING FEATURES

The building is designed to support both customer-facing and operational uses, with a functional mix of showroom, warehouse, shop, office, leased upper-floor space, residential suite, storage, and yard functionality.

## KEY FEATURES

### Building Area & Availability

- 18,319 SF building / indoor space
- 10,212 SF main floor lease opportunity
- Immediate possession available

### Functional Layout

- Showroom + warehouse configuration
- Office and support areas are included within the existing layout
- Flexible layout adaptable to retail, distribution, service, storage, or light production

### Warehouse / Shop Features

- 16-foot clear ceiling height in shop area
- Three grade-level overhead doors:
- Two 14-foot overhead doors
- One 10-foot rear overhead door

### Income-Producing Components

- 6,300 SF top floor leased
- 1,840 SF residential suite leased

### Site & Access Features

- Efficient side-lane access for deliveries
- Rear fenced compound suitable for secure outdoor storage or operational yard use
- Prominent exterior signage opportunity along building frontage



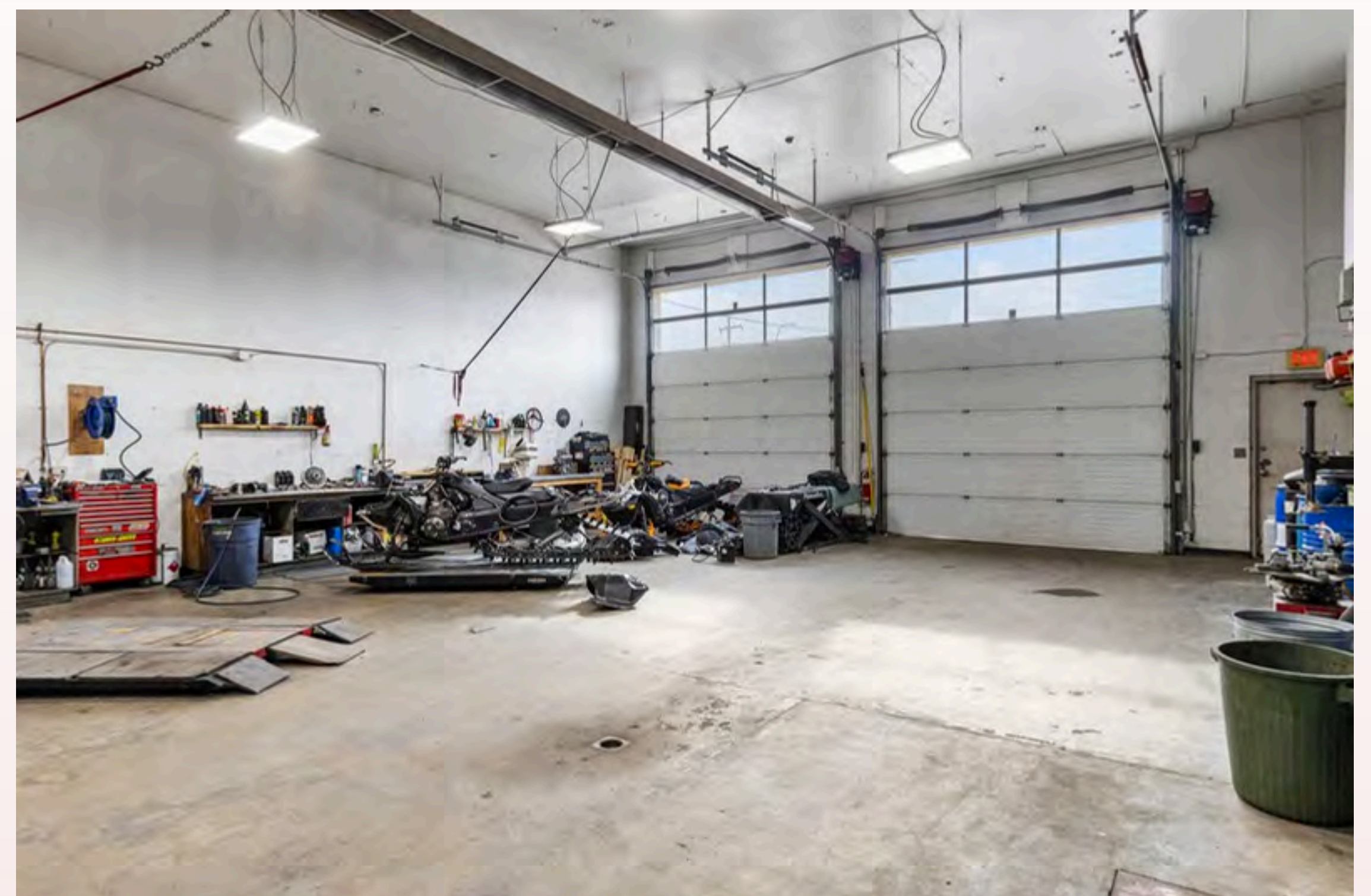
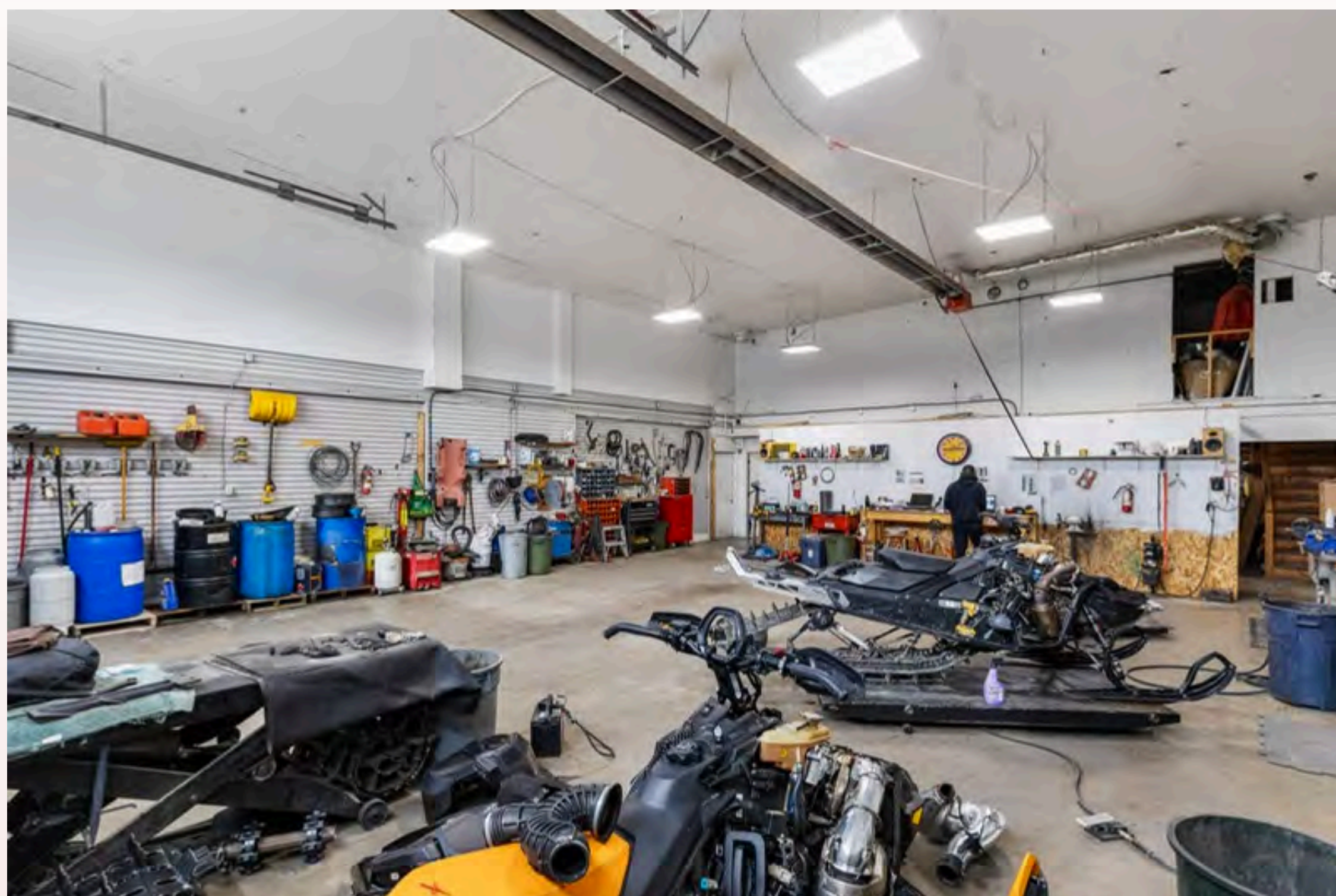
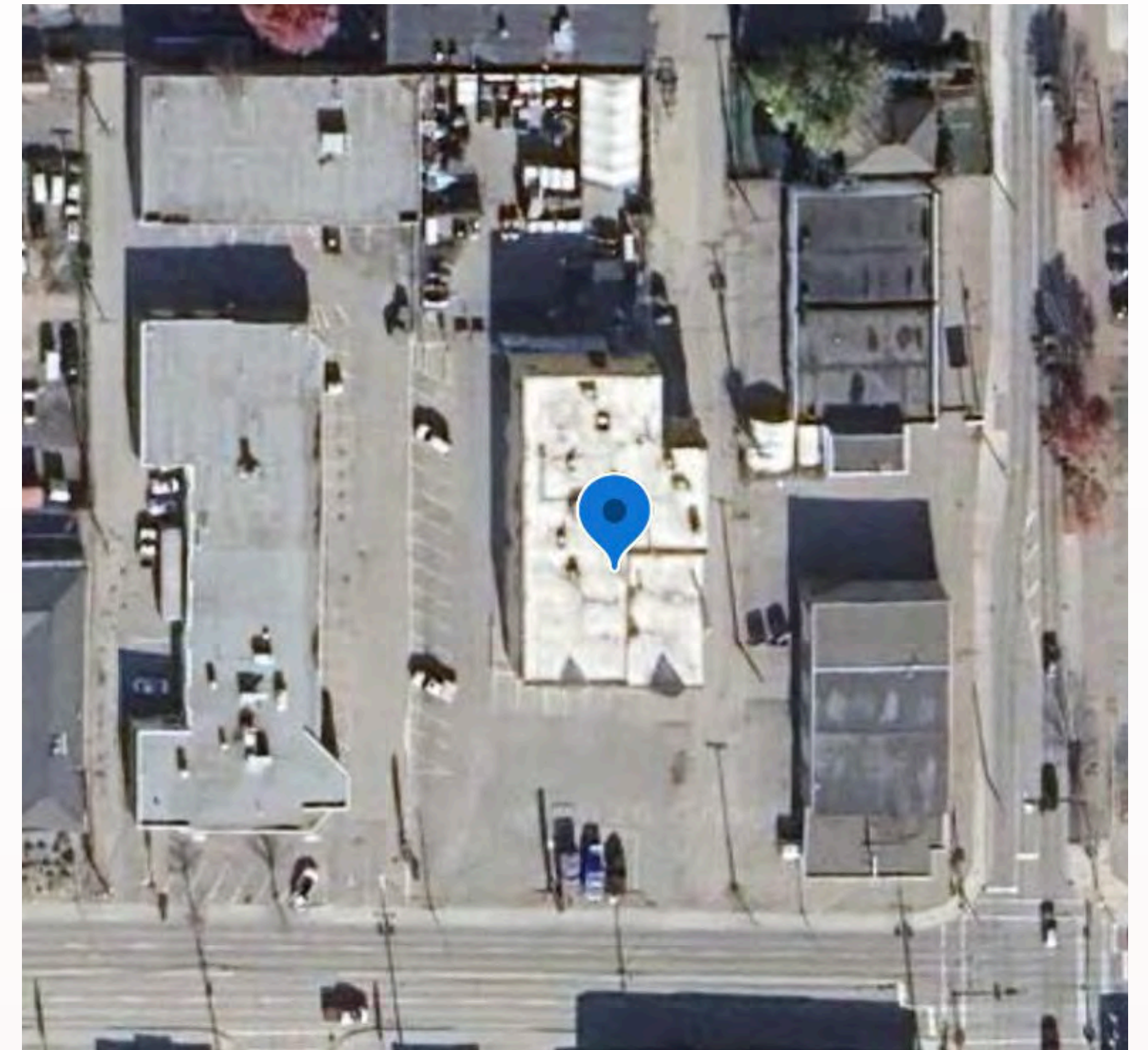
*The property is well-suited for furniture and home improvement retailers, automotive and recreational sales or service operators, building supply and trade businesses, fitness and recreation concepts, specialty showroom retailers, wholesale distributors, and service commercial or light industrial users seeking scale, access, and visibility.*

# LAYOUT SUMMARY

*The existing layout provides a practical combination of showroom, warehouse/storage, shop, rear support space, upper-floor leased space, and residential suite income.*

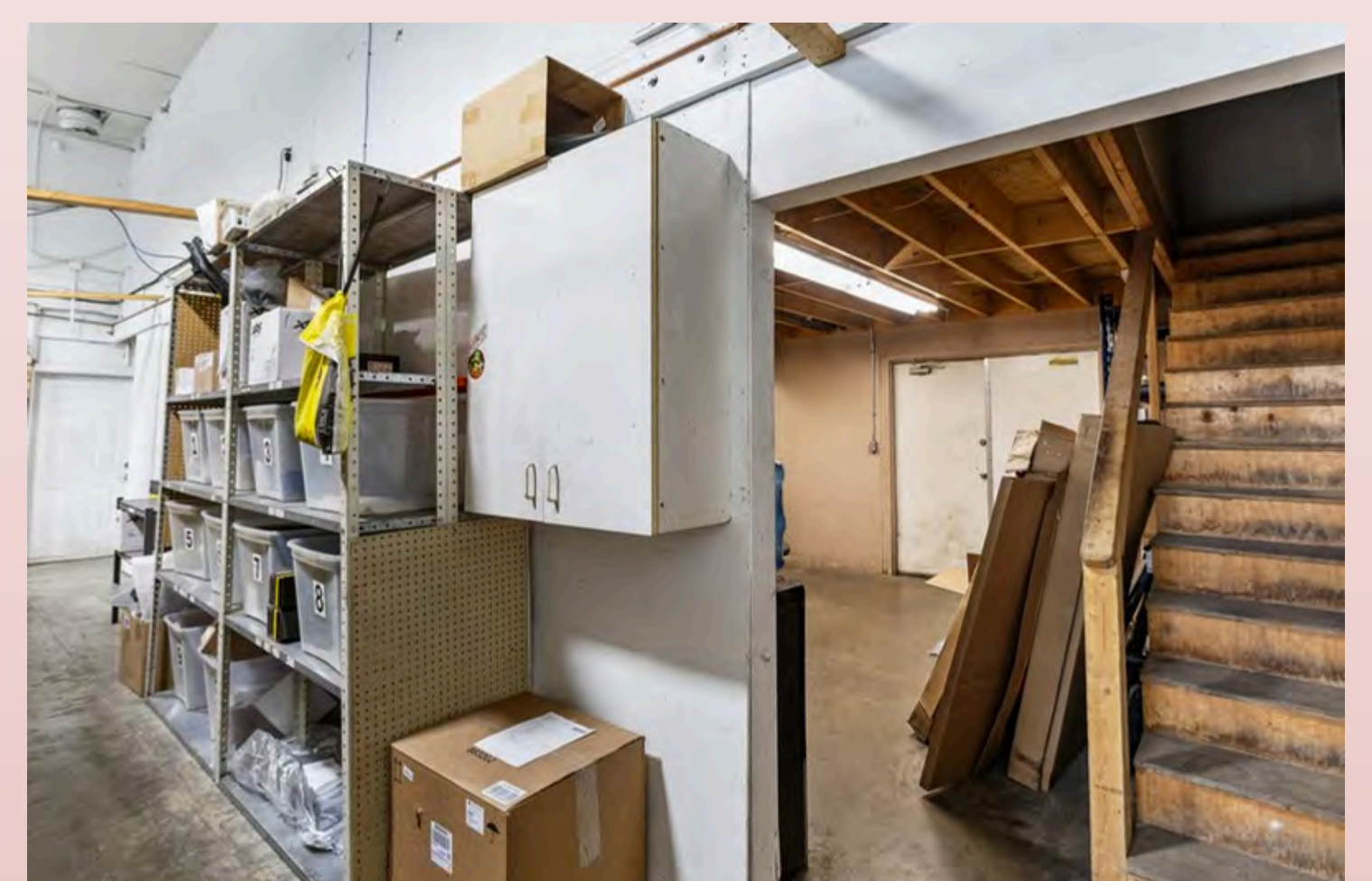
## CURRENT LAYOUT AREAS

- **Main floor lease opportunity:** 10,212 SF
- **Banner showroom:** approximately 4,500 SF
- **Warehouse/storage:** approximately 2,100 SF
- **Shop:** approximately 1,800 SF
- **Vacant rear area:** approximately 1,700 SF
- **Top floor leased area:** approximately 6,300 SF
- **Residential suite leased area:** approximately 1,840 SF
- *Additional office/support and circulation areas within the building*

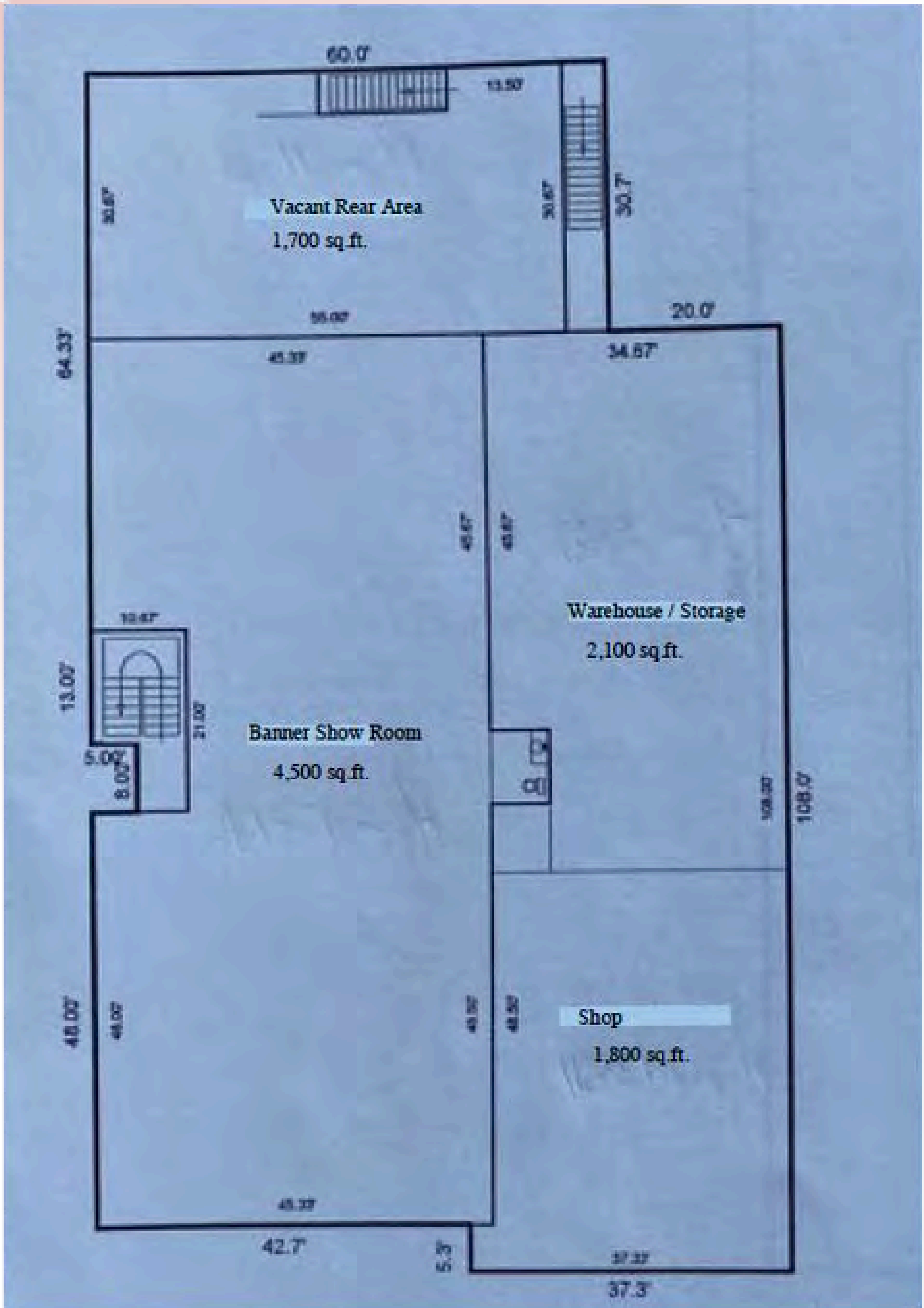


The floor plan may support a variety of configurations for businesses requiring showroom frontage, product display, inventory storage, service bays, staff areas, secure rear access, and income-producing leased areas.

Area breakdowns are approximate and should be independently verified by purchasers and tenants.



# FLOOR PLAN



# INTERIOR

## SHOWROOM & OFFICE AREAS

The interior includes a substantial showroom component with customer-facing display space, office rooms, and support areas. The existing configuration is well suited to businesses requiring both retail presentation and operational functionality.

### INTERIOR FEATURES

- Large open showroom area
- Customer-facing retail/display environment
- Office and administration areas
- Staff support areas
- Flexible configuration for merchandising, product display, or client service
- Integration with warehouse, shop, and back-end operational areas
- Suitable for showroom retailers, service businesses, recreational sales, building supply, specialty retail, and commercial operators requiring prominent frontage



*The interior layout provides a professional customer experience while maintaining access to back-end service, warehouse, storage, and operational areas.*

# INTERIOR

## WAREHOUSE, SHOP & STORAGE AREAS

The operational areas support inventory handling, service work, equipment storage, parts storage, distribution, and light industrial functionality.

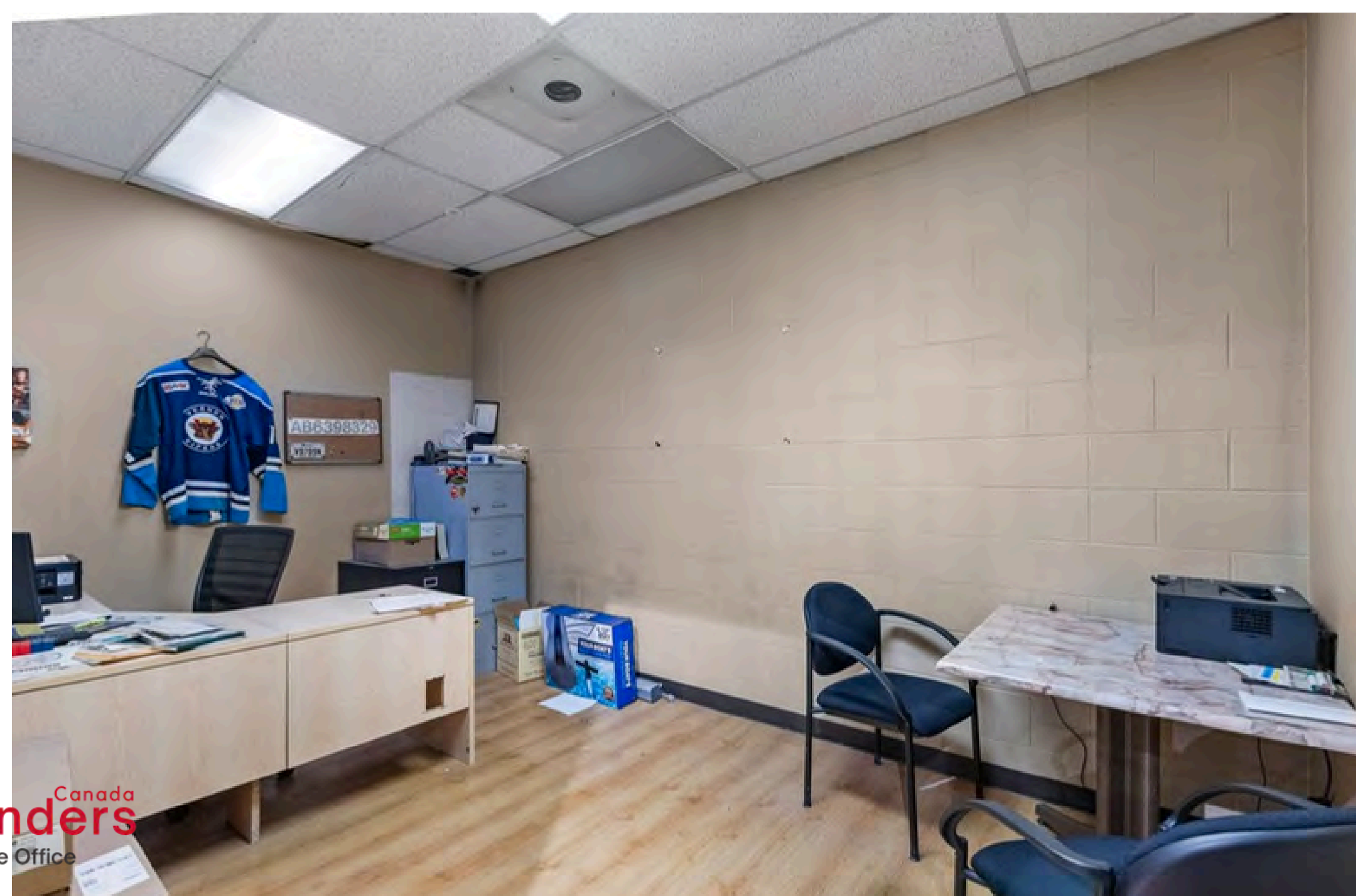
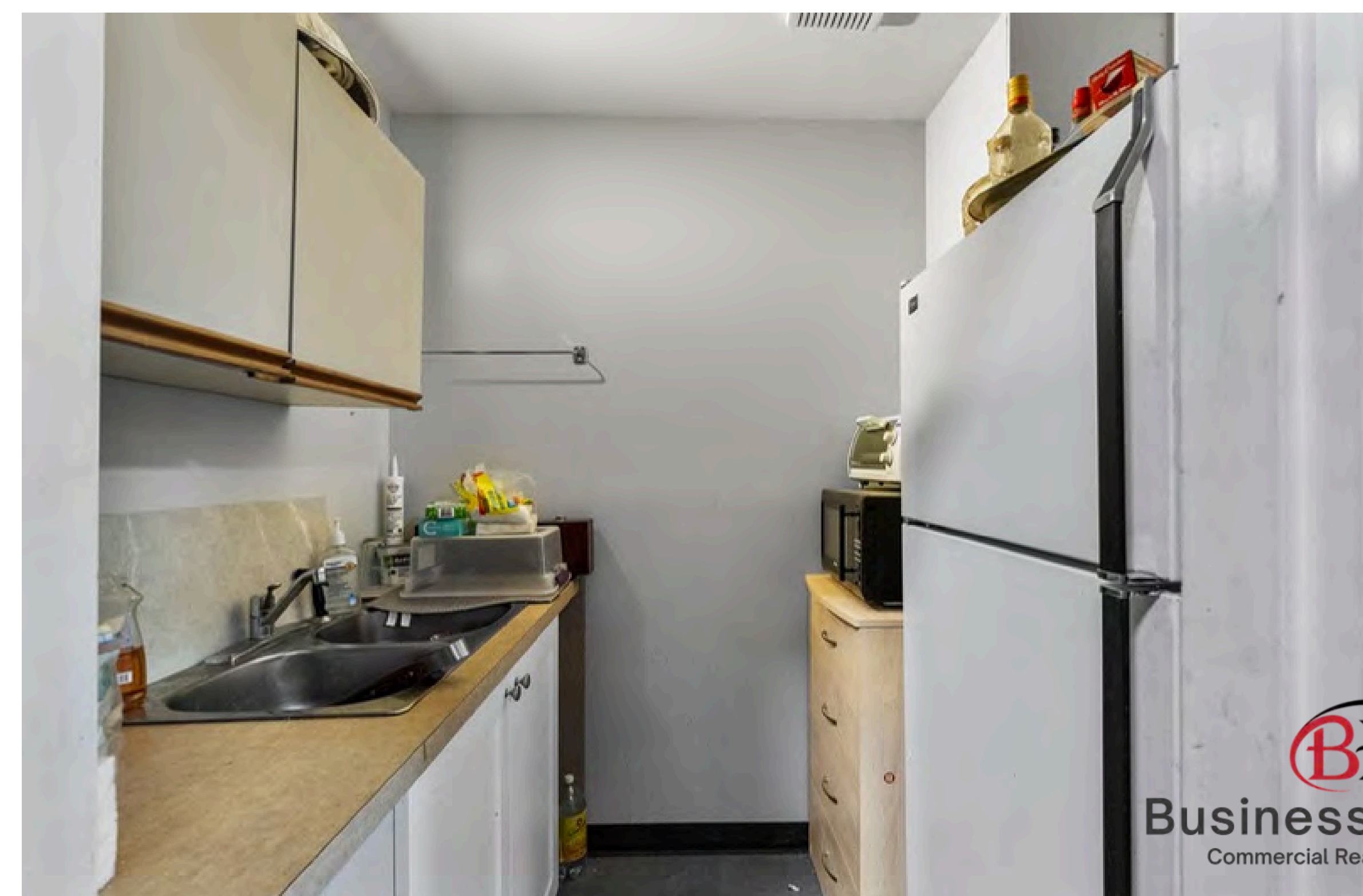
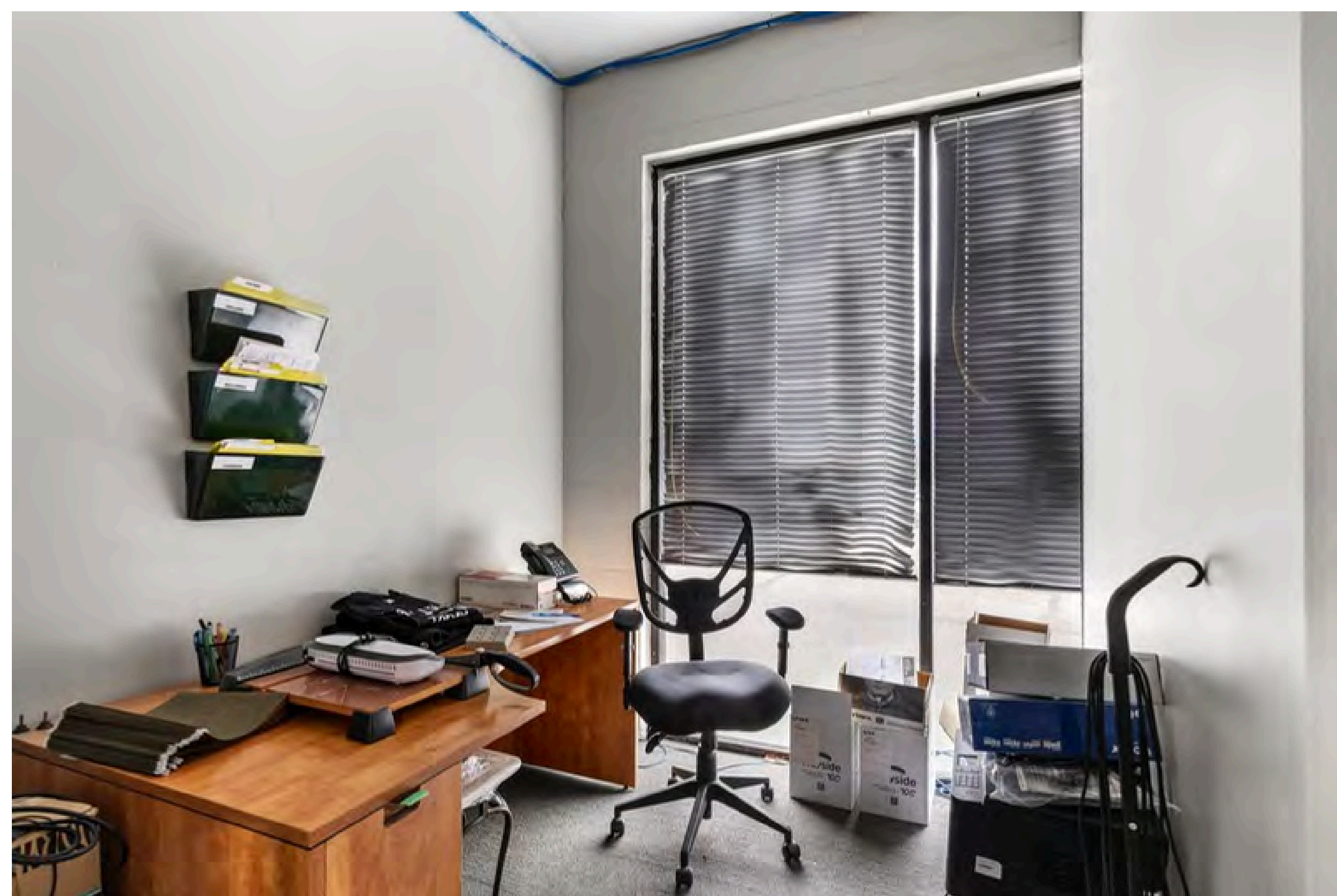
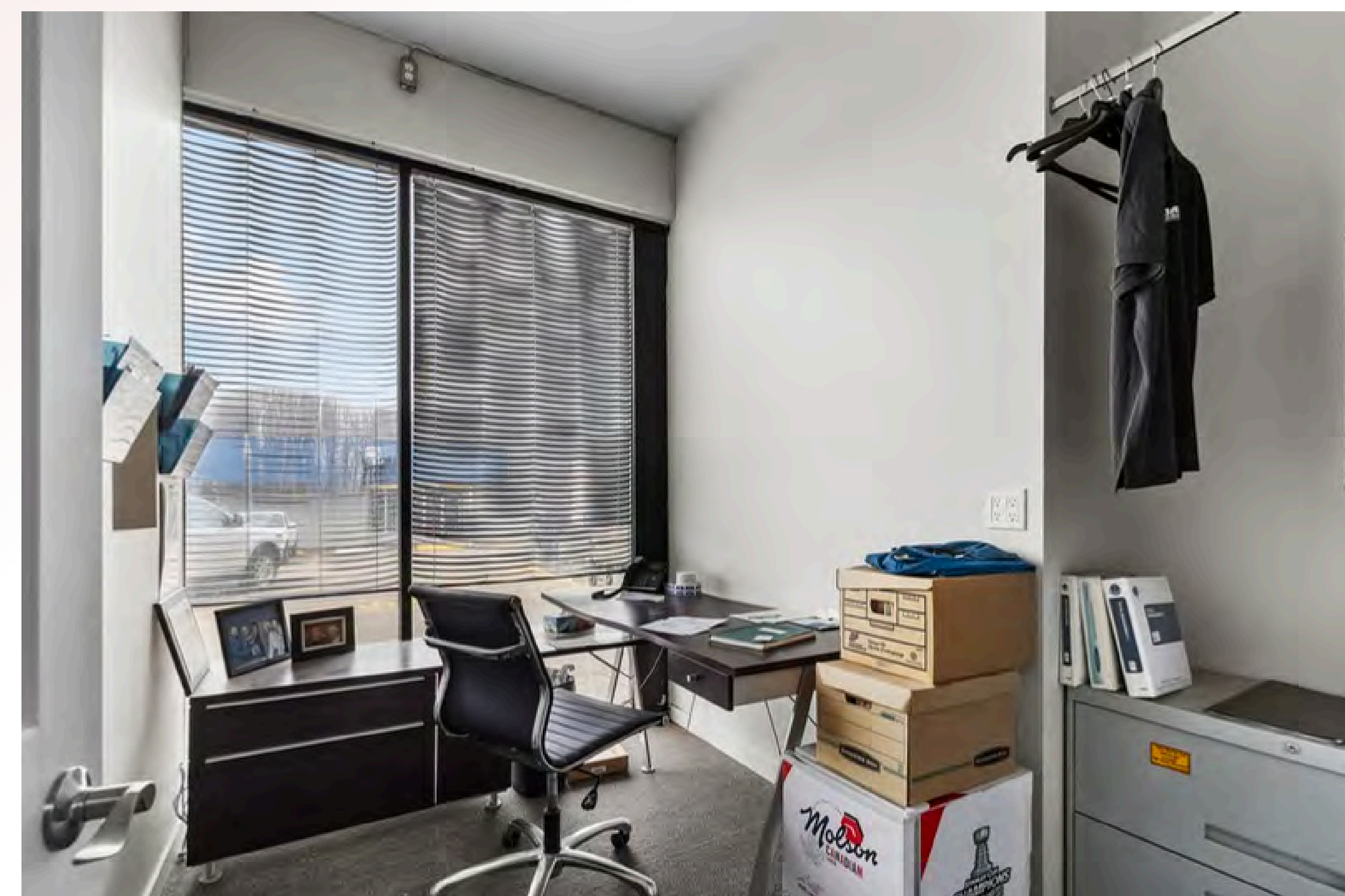
### OPERATIONAL FEATURES

- Warehouse/storage areas integrated with the showroom layout
- Shop area with overhead door access
- 16-foot clear ceiling height in shop area
- Three grade-level overhead doors
- Storage and parts areas
- Service and back-of-house work areas
- Flexible layout for distribution, repairs, inventory, equipment, or light production
- Rear access supporting deliveries and operational movement
- Rear fenced compound suitable for secure outdoor storage or yard use
- Side-lane access supporting efficient logistics

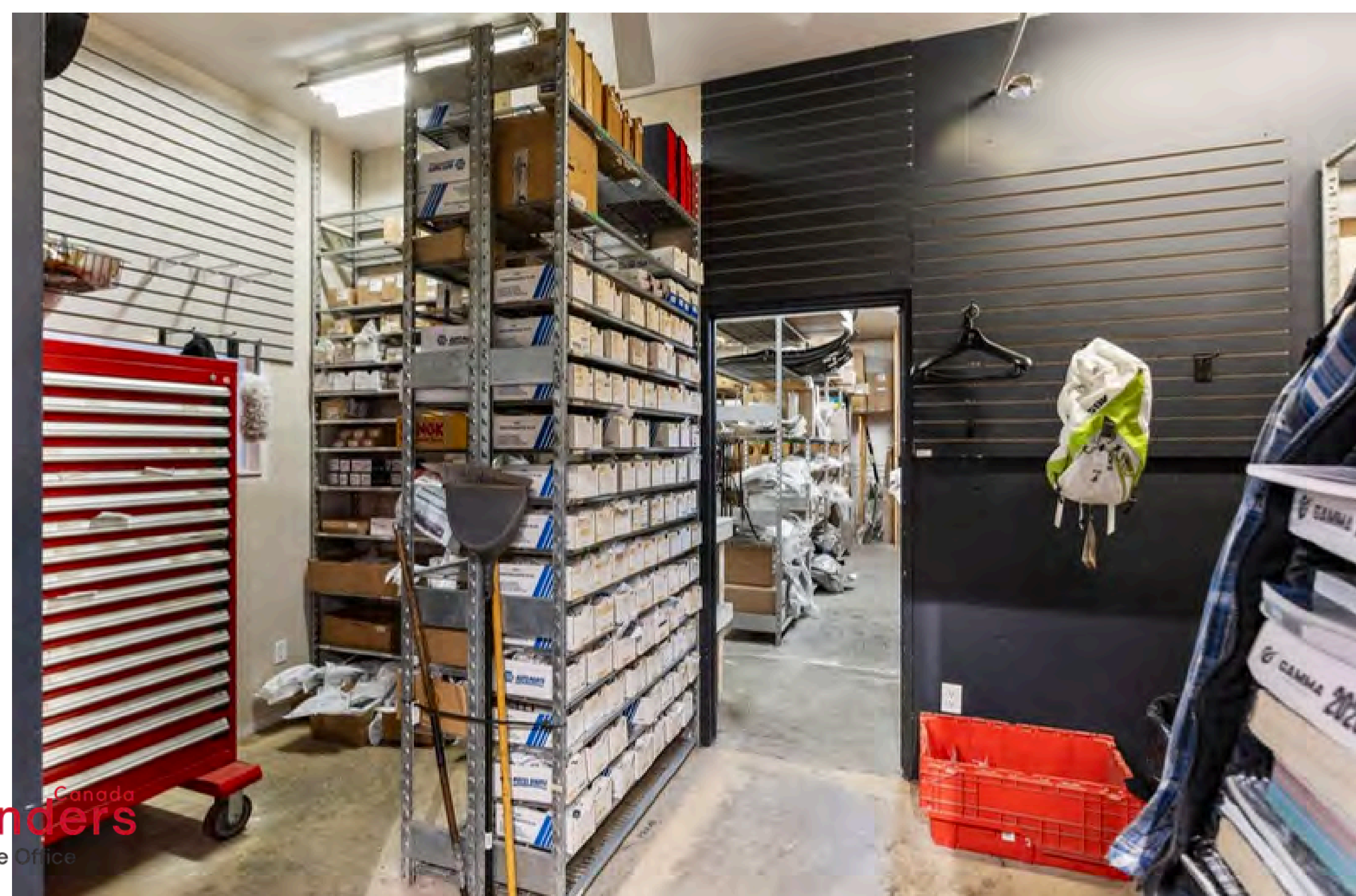
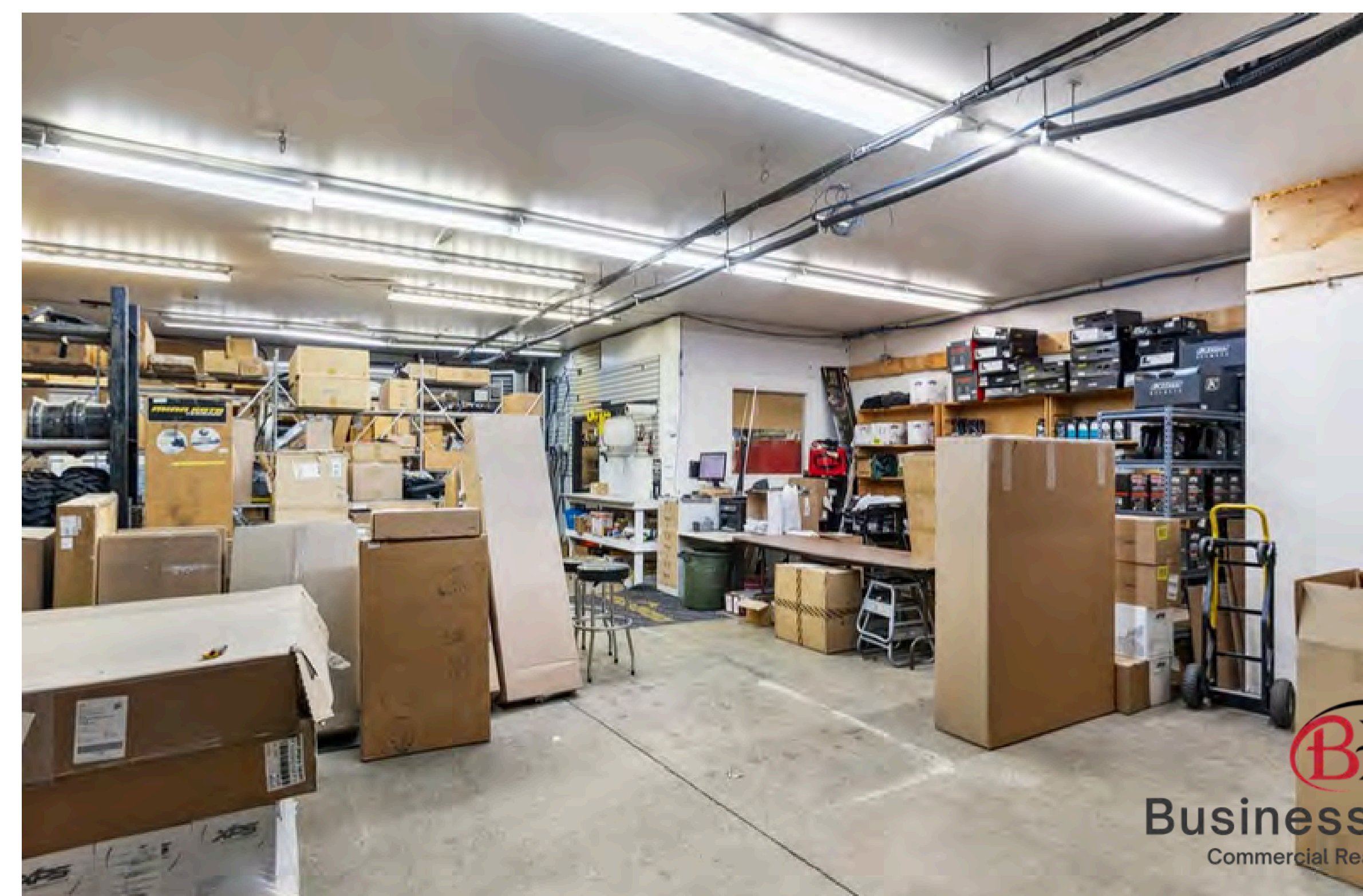
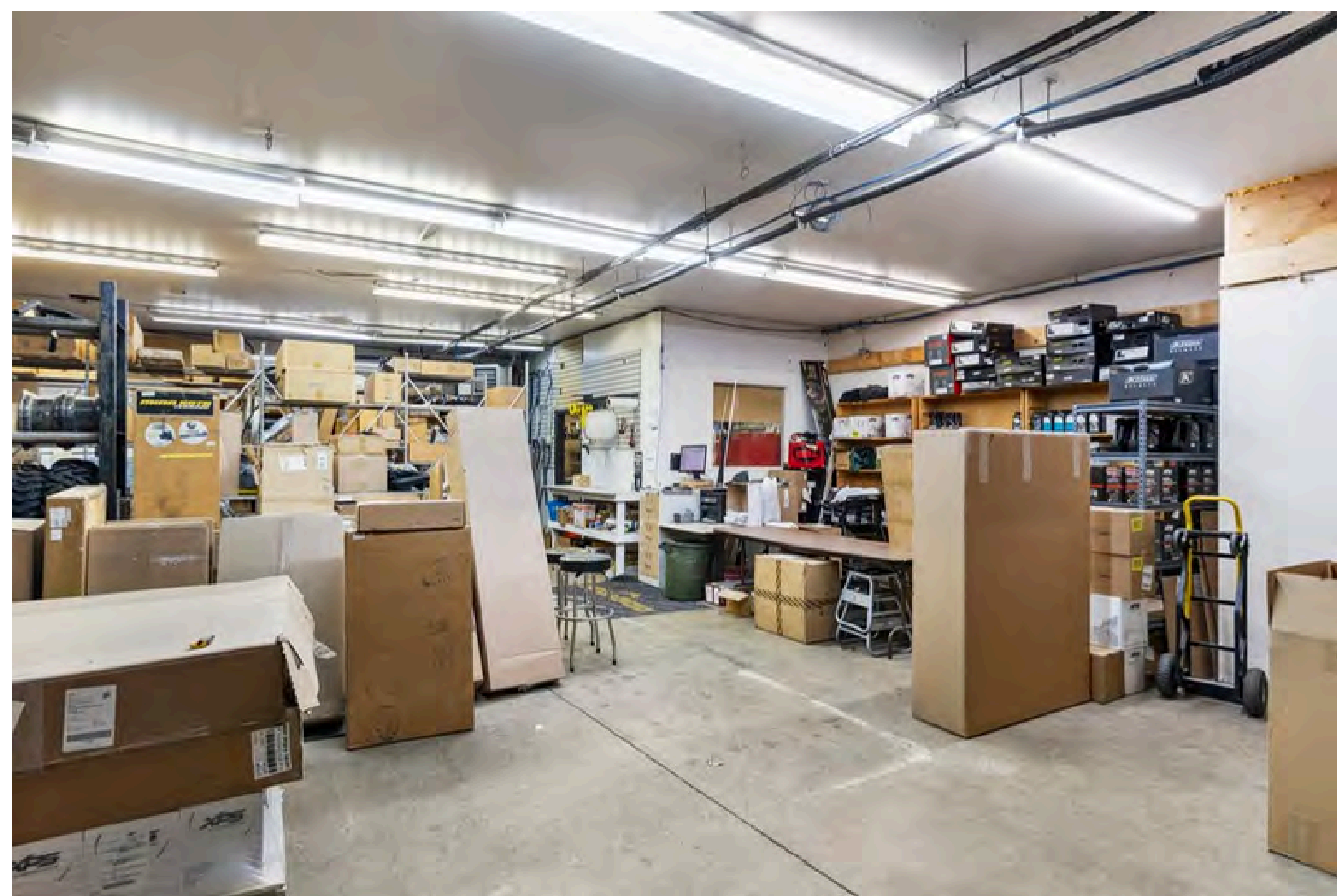
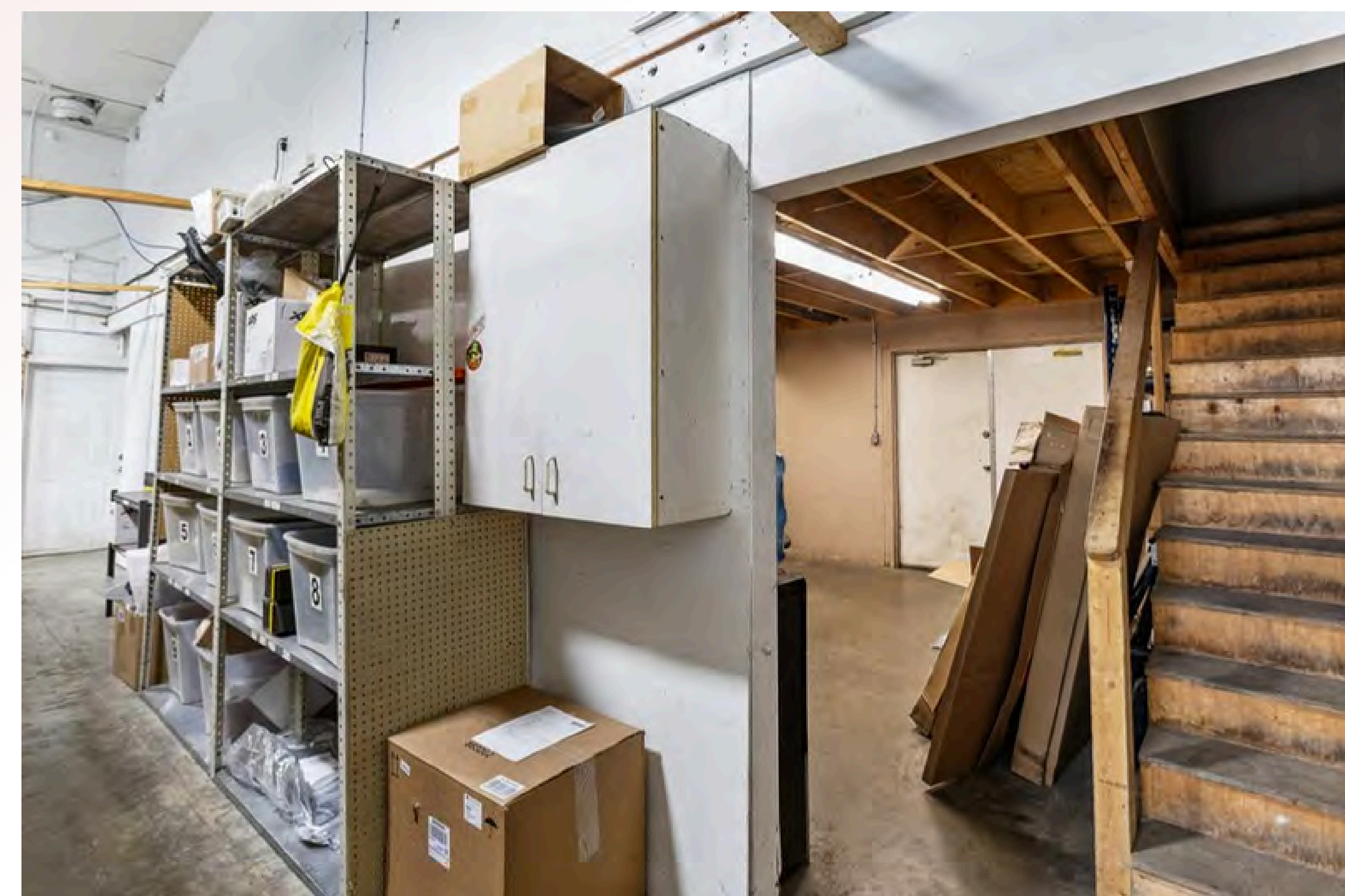
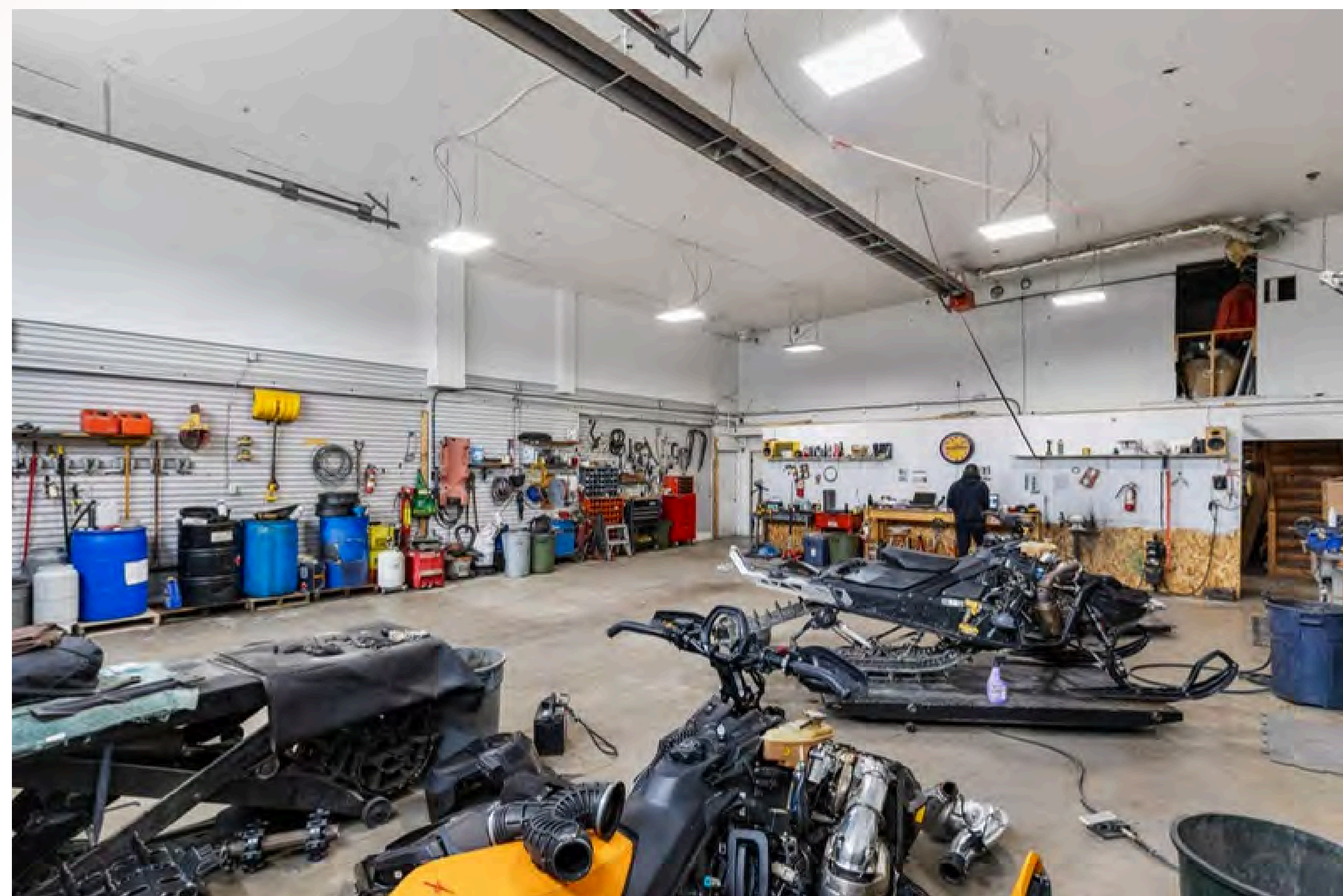
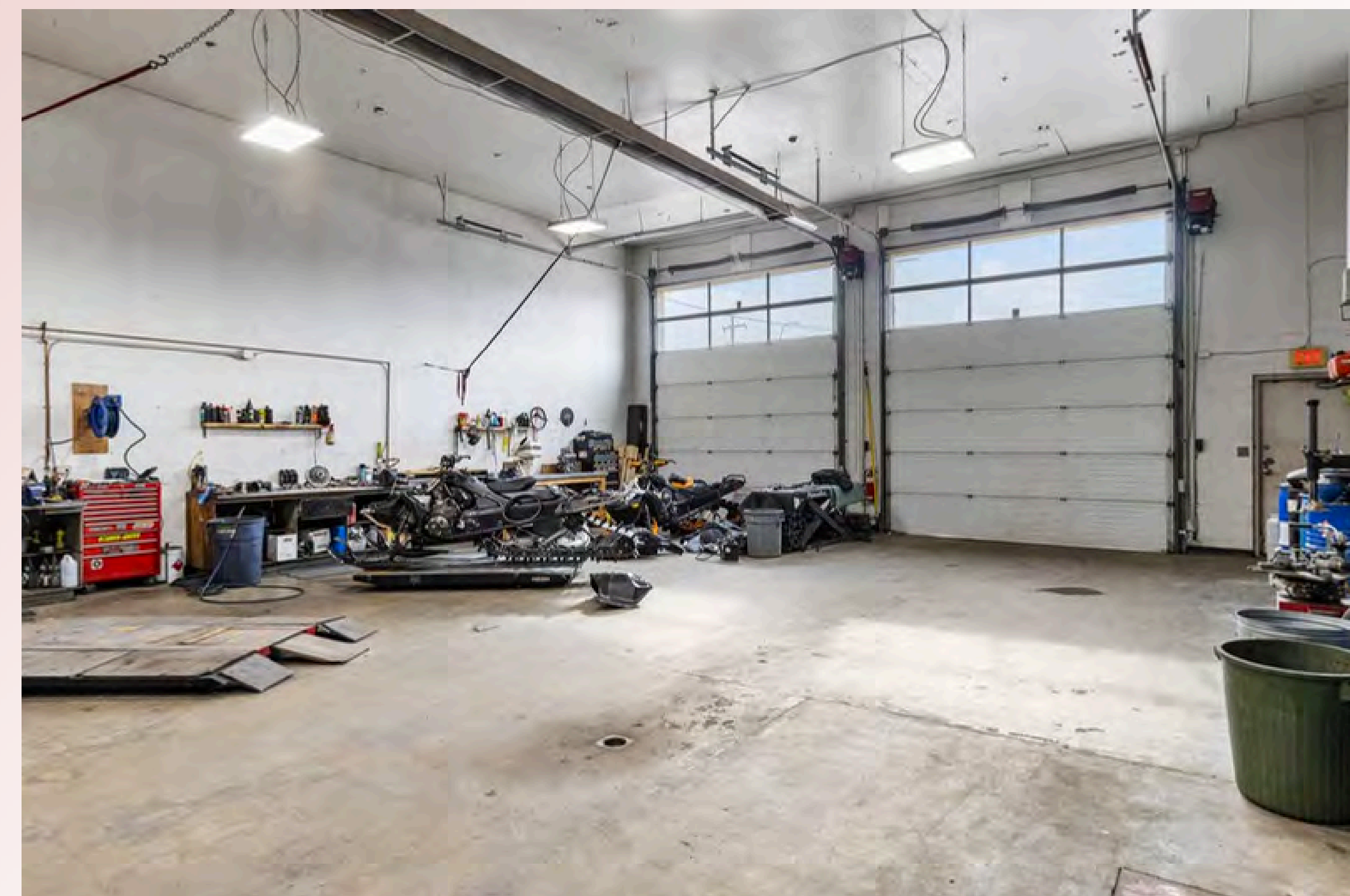
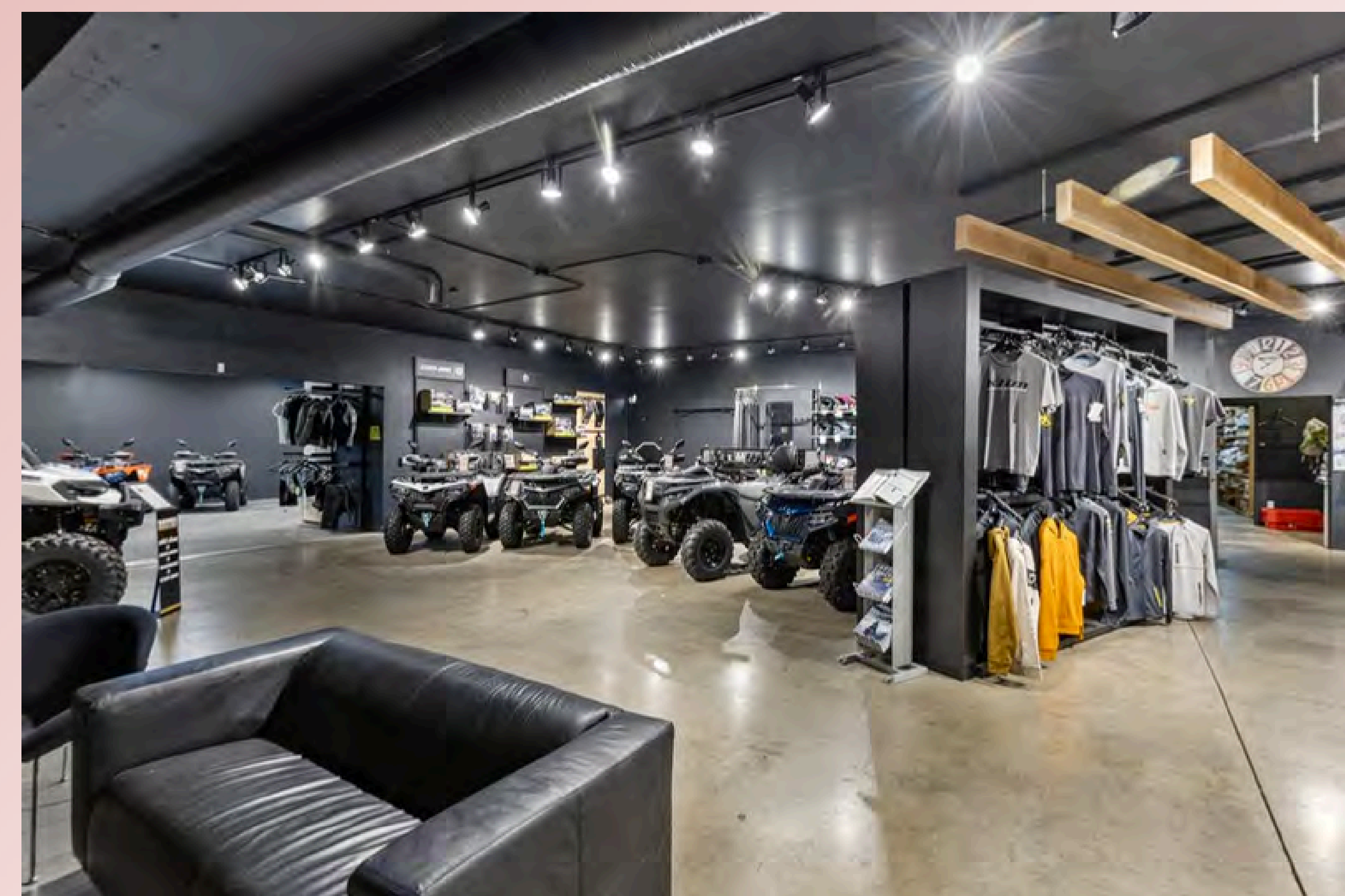


*This configuration allows users to combine customer service, sales, administration, warehousing, service, and operations within one property.*

# INTERIOR



# INTERIOR



# LOCATION OVERVIEW & SITE ADVANTAGES

2903 43rd Avenue is positioned along one of Vernon's established commercial corridors, offering strong visibility, accessibility, and operational convenience. The location supports customer-facing businesses and service-oriented commercial users requiring efficient access, parking, yard space, and back-end functionality.

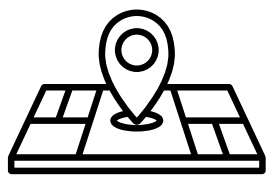
## LOCATION & SITE ADVANTAGES



**Prime exposure** along 43rd Avenue



**Convenient access** for customers, staff, and service vehicles



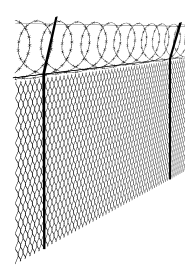
**1-acre site** with large-format commercial/light industrial functionality



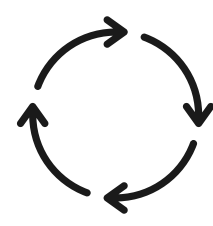
Ample **on-site** parking



Side-lane **loading access**



Rear fenced compound suitable for **secure** outdoor storage or operational yard use

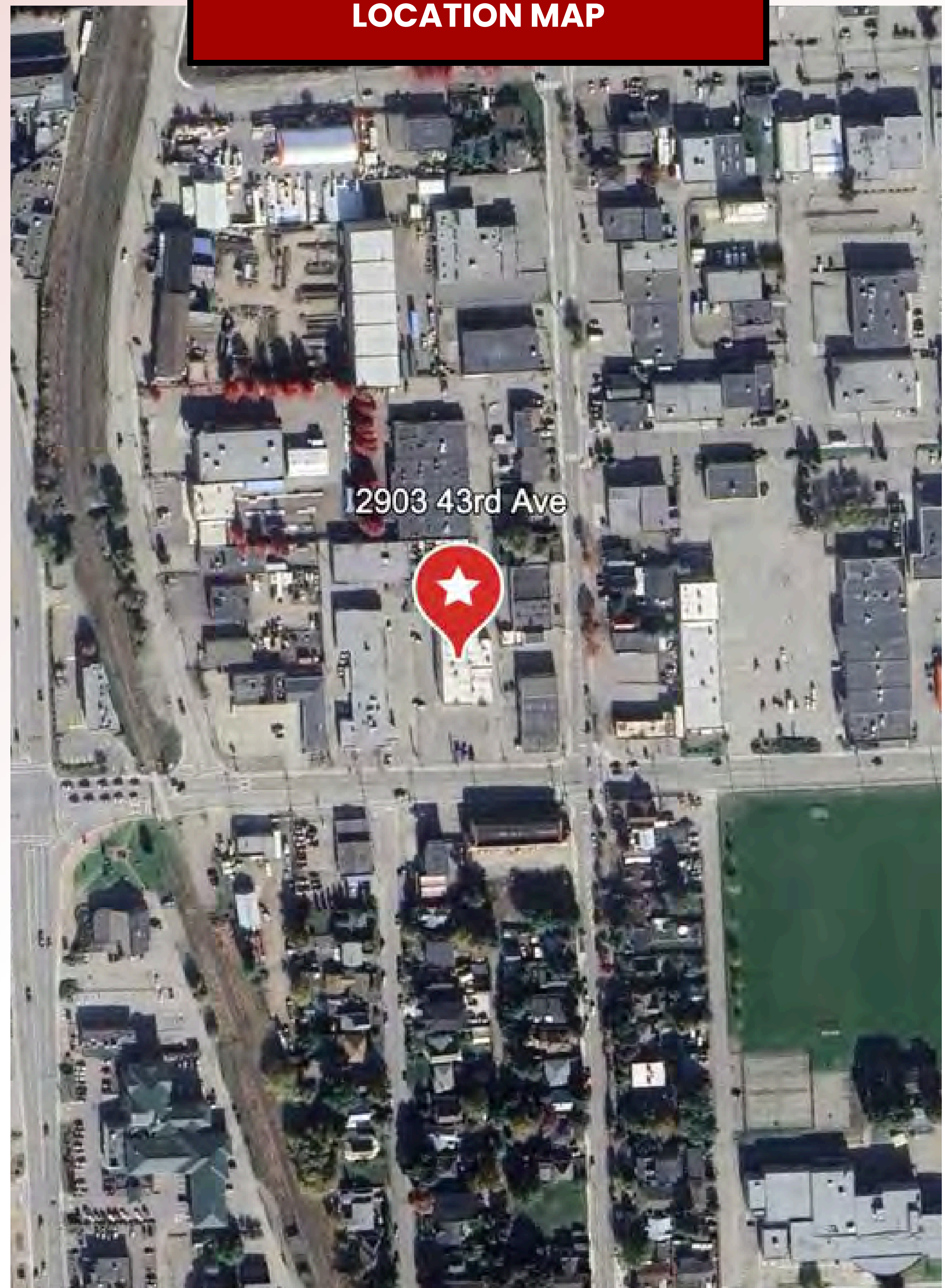


**Efficient site circulation** for deliveries and larger vehicle movement

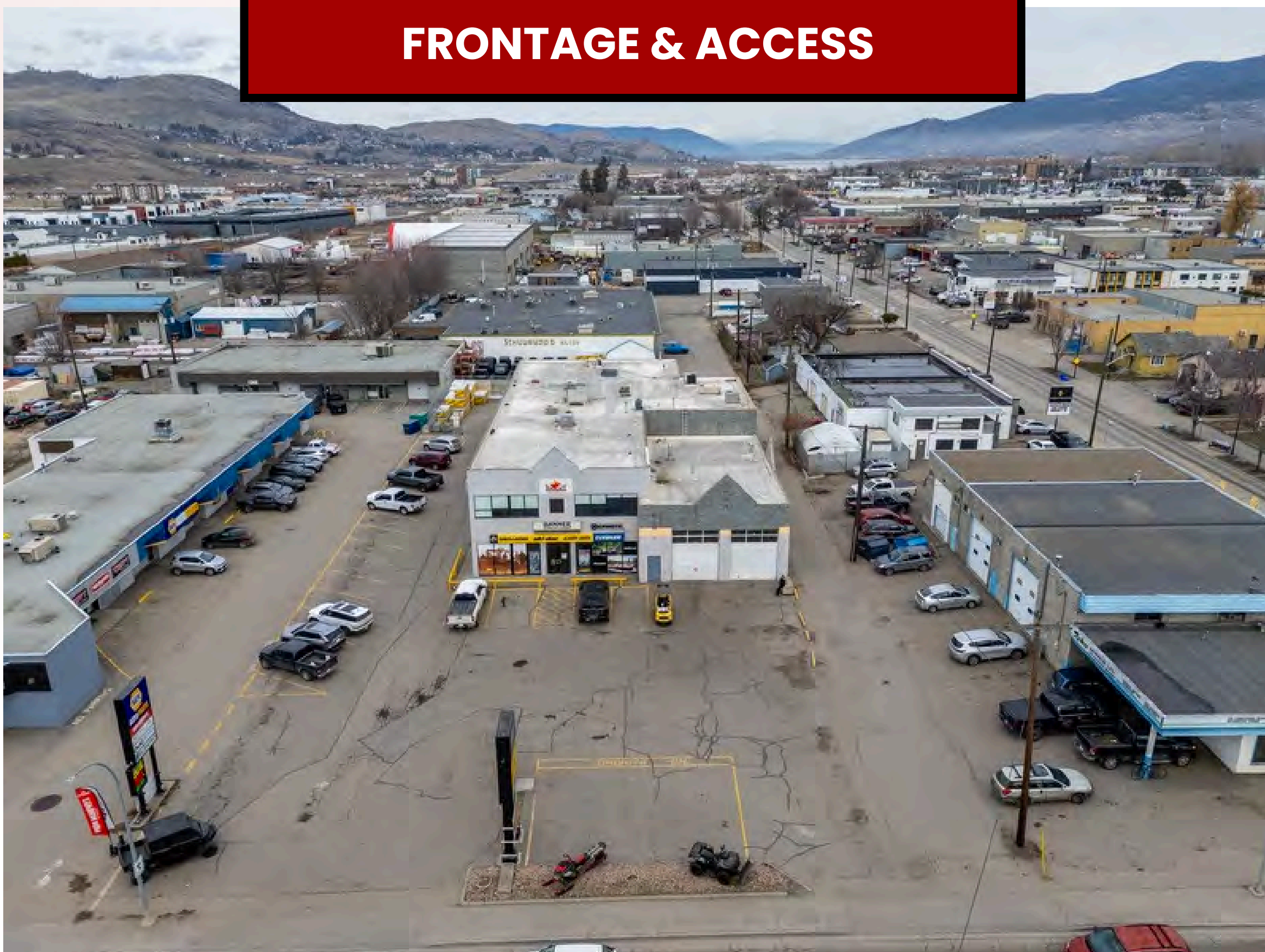


**High-exposure corridor** suited for showroom, service, retail, and industrial users

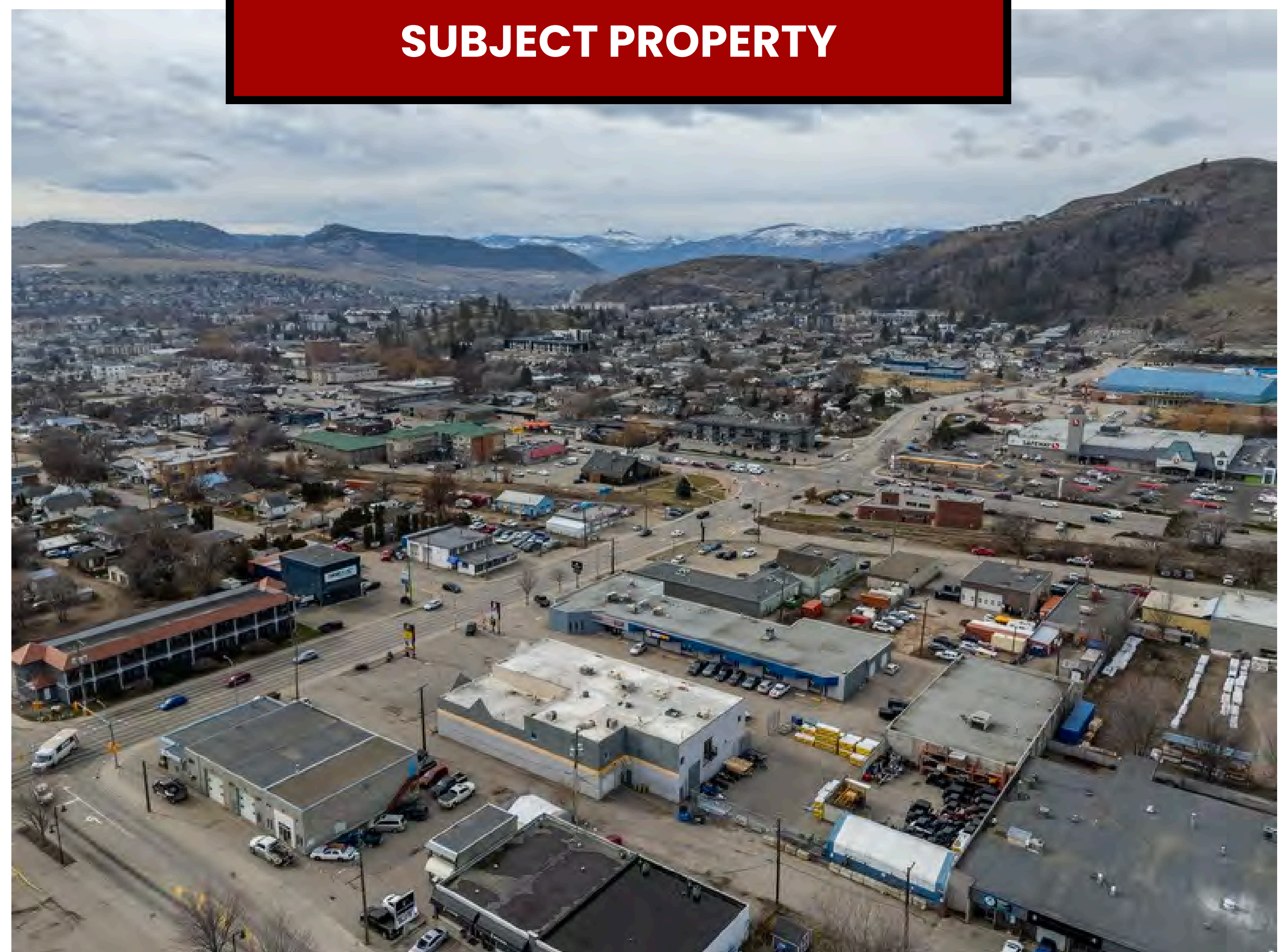
## LOCATION MAP



## FRONTAGE & ACCESS



## SUBJECT PROPERTY



# INVESTMENTS HIGHLIGHTS

2903 43rd Avenue is positioned along one of **Vernon's established commercial corridors, offering strong visibility, accessibility, and operational convenience.** The location supports both customer-facing businesses and service-oriented commercial users requiring efficient access, parking, yard space, and back-end functionality.

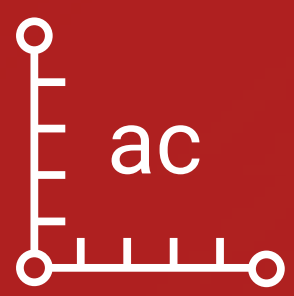
## INVESTMENT HIGHLIGHTS



**Asking Price:**  
\$3,495,000



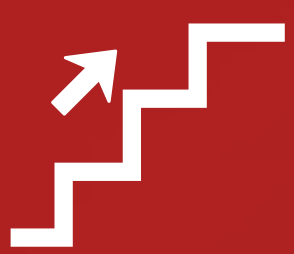
**18,319 SF building/**  
indoor space



**1 acre / approximately**  
43,800 SF site



**10,212 SF** available for lease



**6,300 SF** top floor leased



**1,840 SF** residential suite leased



• **6% CAP rate**

- ✓ Partial tenancy in place
- ✓ Flexible INDL – Light Industrial zoning
- ✓ Strong owner-user appeal
- ✓ Lease potential for investors
- ✓ Functional showroom, warehouse, shop, storage, and yard configuration
- ✓ High-exposure 43rd Avenue corridor location
- ✓ Immediate possession available
- ✓ Broad potential user base due to zoning and building layout

### FOR INVESTORS

The property offers a flexible commercial/light industrial asset with partial tenancy in place and additional lease potential. Existing leased components include the 6,300 SF top floor and 1,840 SF residential suite.

The available main floor area, showroom functionality, warehouse/shop areas, yard space, parking, signage potential, and zoning flexibility create broad tenant appeal.

### FOR OWNER-USERS

The property provides an opportunity to secure a visible operating location with scale, access, and functionality.

Owner-users may benefit from occupying the main floor lease opportunity while controlling a strategic commercial asset with existing income-producing components.



# CONTACT

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