

# FIFTY FOUR SIXTY ANDERSON WAY

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# WELCOME

5460 Anderson Way offers eight commercial flex small-bay strata units from 1,912 sf.

5460 Anderson Way is located in the growing North End of Vernon, with prominent exposure to Highway 97 and several big box retailers. The available units, totaling 18,053 sf are constructed with precast concrete insulated panels and provide up to seven individual storefronts.

Each unit has 26 foot clear ceiling heights to allow for future mezzanines or second floor space. 5460 Anderson Way is ideal for national tenants or local companies looking for significant exposure and to capitalize on this location.



# FEATURES

8

**COMMERCIAL FLEX  
STRATA UNITS**

1912+

**SQUARE FOOT  
CONCRETE UNITS**

26'

**CLEAR CEILING  
HEIGHT**



## **BUILDING FEATURES**

- ◆ Precast Concrete Insulated Panels
- ◆ 12x14 grade loading doors
- ◆ Rough in plumbing for future washroom
- ◆ Interior and demising walls ready for paint
- ◆ Sprinklered



## **HVAC & ELECTRICAL**

- ◆ 200 Amp 3 Phase Electrical
- ◆ Hanging gas unit heater
- ◆ High bay lighting



## **ZONING & USE**

- ◆ CD1 Comprehensive Development Area  
City of Vernon Zoning Bylaw 5000
- ◆ Commercial, light industrial allows for a variety of uses including: Retail uses, warehouse sales, personal services, food uses & more



## **STRATA FEES & OCCUPANCY**

- ◆ Strata Fees estimated at \$2.50/sf
- ◆ Occupancy: Q3 – 2024
- ◆ Signage Opportunities
- ◆ Ample Parking

# BUILDING RENDERS



\*Artist rendering similar to building.

5460 Anderson Way



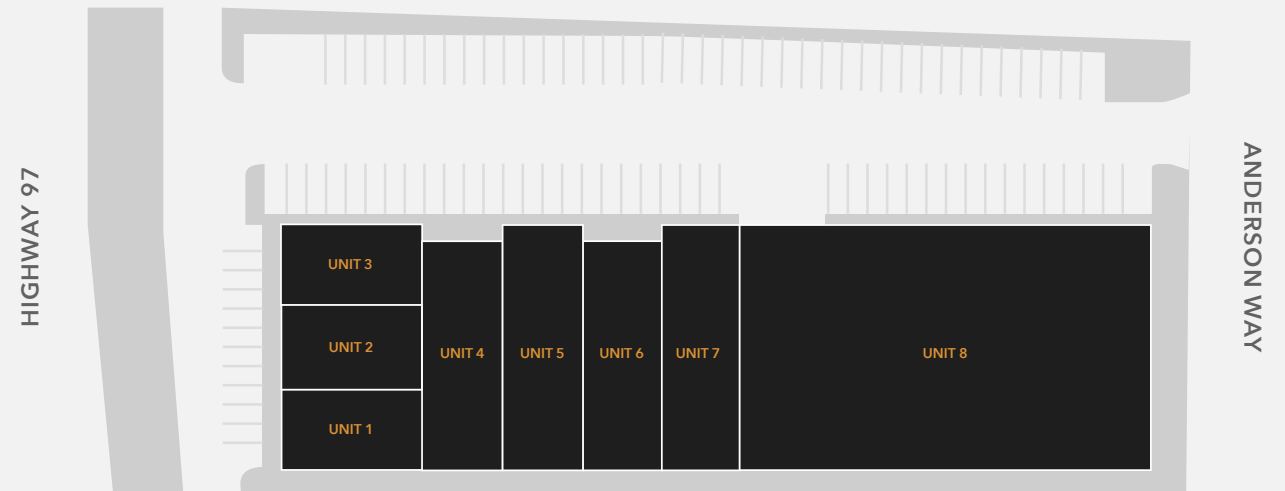
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# PRICING

## MAIN FLOOR

UNIT NUMBER	UNIT SIZE	SALE PRICE +GST	LEASE RATE / SF
UNIT 1	1,912 sq ft	LEASED	LEASED
UNIT 2	1,912 sq ft	SOLD	SOLD
UNIT 3	1,915 sq ft	SOLD	SOLD
UNIT 4	3,076 sq ft	\$1,230,400	\$20
UNIT 5	3,111 sq ft	\$1,244,400	\$20
UNIT 6	3,076 sq ft	\$1,230,400	\$20
UNIT 7	3,051sq ft	PENDING	PENDING
UNIT 8	14,700 sq ft	SOLD	SOLD

SITE PLAN



DETAILED VIEW

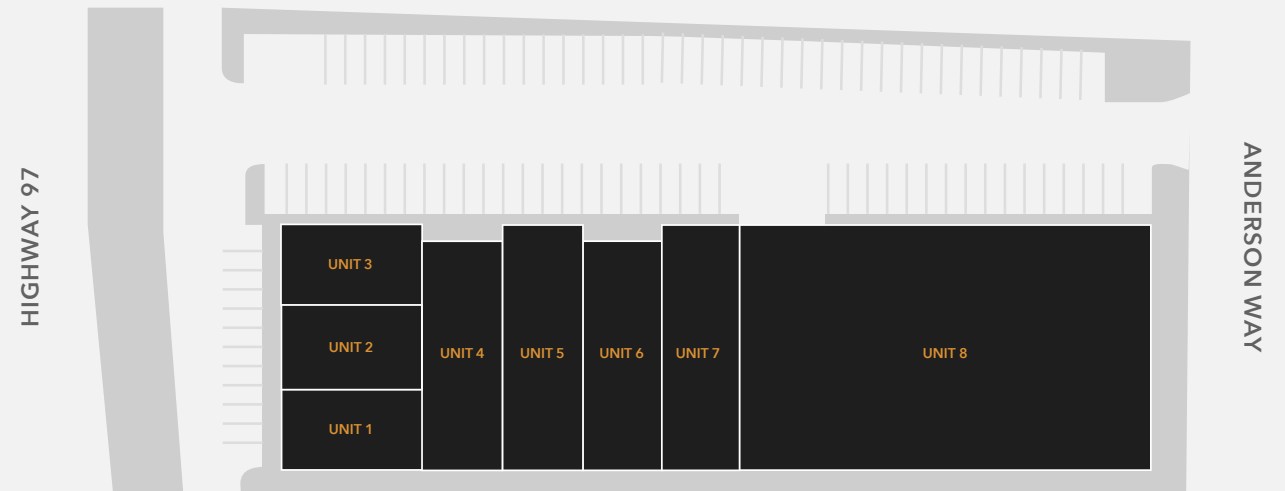


# PRICING

## MEZZANINE OPTION

UNIT NUMBER	MEZZANINE SIZE	SALE PRICE +GST	LEASE RATE / SF
UNIT 1	635 sq ft	LEASED	LEASED
UNIT 2	635 sq ft	SOLD	SOLD
UNIT 3	635 sq ft	SOLD	SOLD
UNIT 4	1,022 sq ft	\$306,600	\$15
UNIT 5	1,031 sq ft	\$309,300	\$15
UNIT 6	956 sq ft	\$286,800	\$15
UNIT 7	996 sq ft	PENDING	PENDING
UNIT 8	Custom	SOLD	SOLD

SITE PLAN



DETAILED VIEW

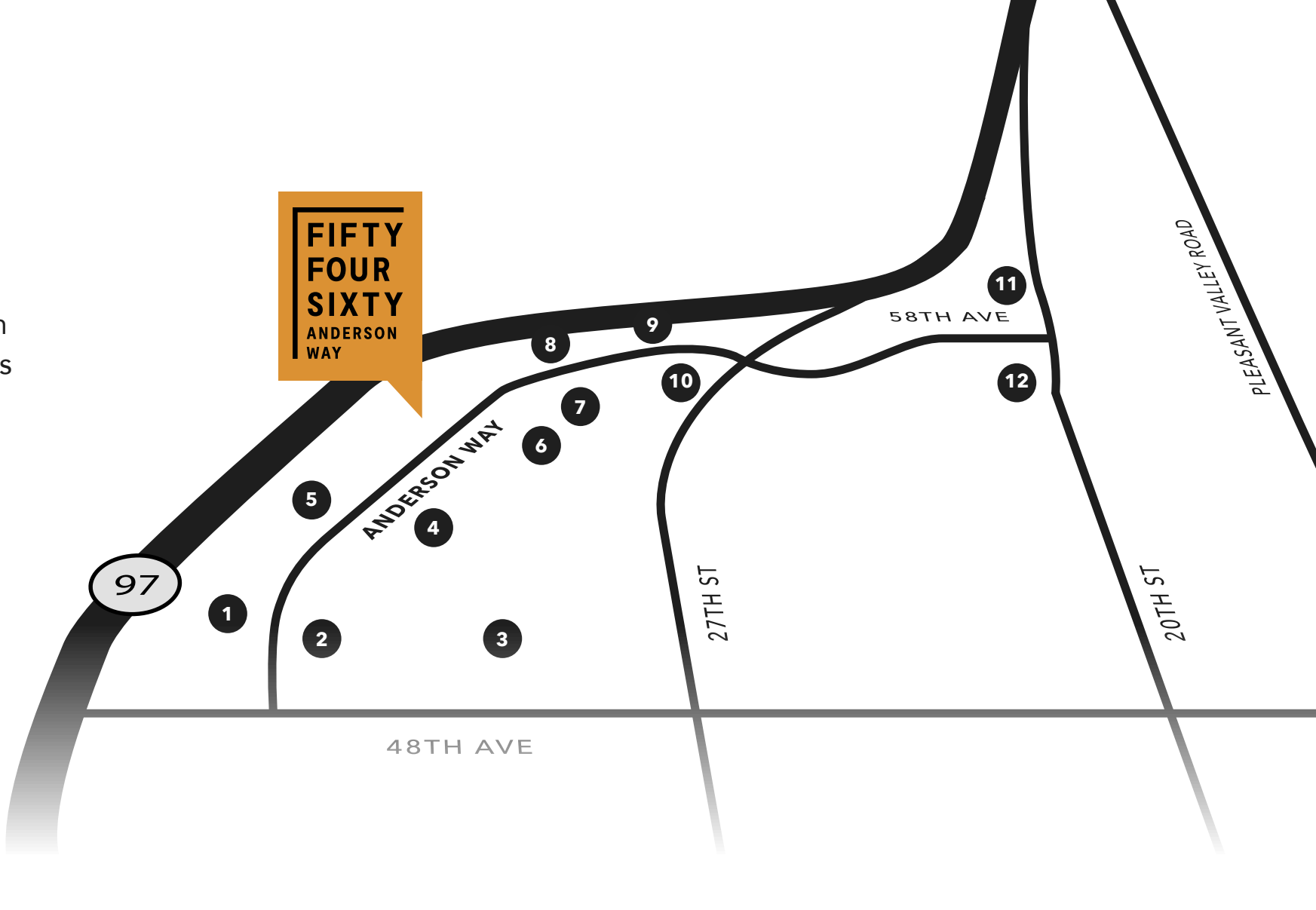


# LOCATION

Located in Vernon's growing North End, directly between Highway 97 and Anderson Way. 5460 Anderson Way offers easy access off Highway 97 and is situated in close proximity to Village Green Mall, several big box retailers, grocery stores, and Vernon's new Cactus Club.

↑ CITY OF KAMLOOPS (80 MINS)

↓ KELOWNA AIRPORT (31 MINS)  
CITY OF KELOWNA (46 MINS)



1 TD Bank

2 Real Canadian Superstore

3 Village Green Mall

4 Kal-Tire

5 Fairfield Inn & Suites

6 The Home Depot

7 The Brick

8 Starbucks

9 Cactus Club Cafe

10 The Great Canadian Oil Change

11 Rona

12 Walmart

[CLICK HERE TO VIEW  
LIVE GOOGLE MAP](#)

For information or to register  
for 5460 Anderson Way,  
please contact Stefani Lea.



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**FIFTY  
FOUR  
SIXTY  
ANDERSON  
WAY**

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