

FOR SALE

SINGLE TENANT INVESTMENT OPPORTUNITY
925 NOTRE DAME DRIVE • KAMLOOPS, BC



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THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer for sale a 100% freehold interest in 925 Notre Dame Drive, Kamloops (the "Property"). Home to Bianca Amor's Liquidation Superstore, the Property features many nearby amenities and excellent exposure to Notre Dame Drive. In addition, the service commercial, industrial and retail nature of the area will see continued demand for years to come due to the development taking place at Thompson Rivers University and throughout the highly sought-after Southwest Kamloops area.

BUILDING AREA

20,400 SF (120' x 170')

PARKING

58 on-site parking stalls

LAND AREA

1.38 acres (60,113 SF)

PROPERTY TAXES

\$63,706.47 (2020)

ZONING

C-6 Arterial Commercial

The purpose of the C-6 zone is to permit commercial uses adjacent to major arterial roadways which cater to the day-to-day needs of commuters and adjacent neighbourhoods.

TENANCY

Bianca Amor's
Liquidation Super Centre
www.biancaamor.com

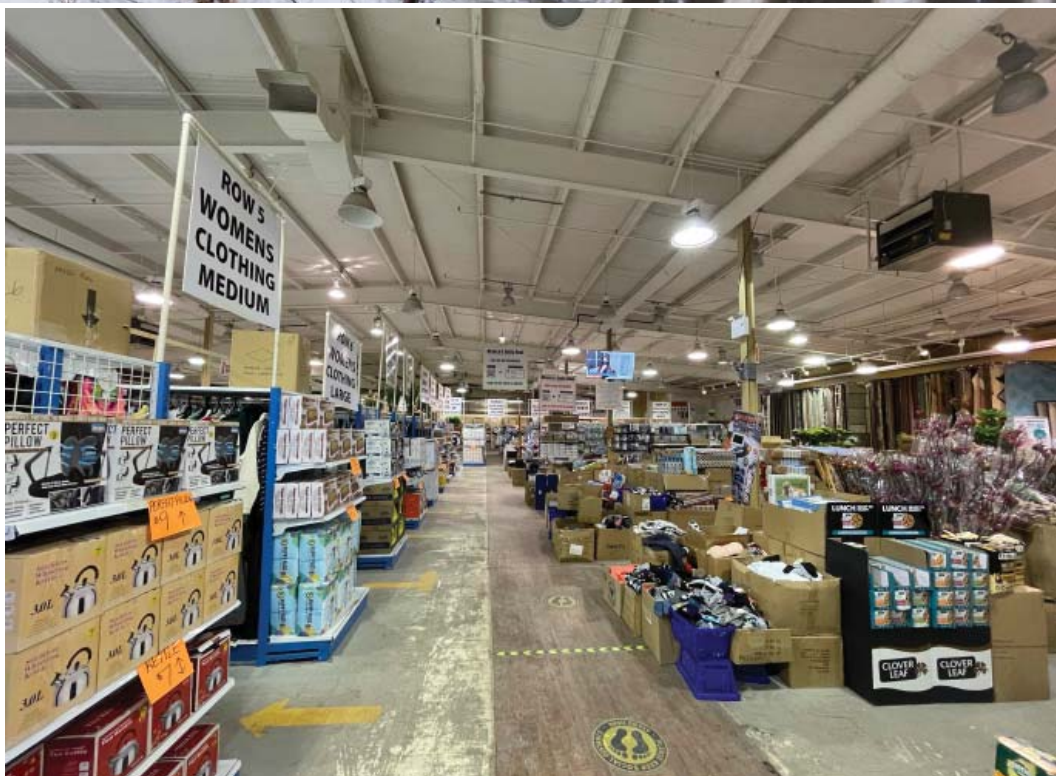
RENT SCHEDULE

April 1/21 - March 31/22: \$285,600
April 1/22 - March 31/24: \$290,700
2 x 5-year options to renew

ASKING PRICE

\$5,950,000





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