

FOR SALE

OWNER-OCCUPIER OR INVESTMENT OPPORTUNITY
1172 BATTLE STREET • KAMLOOPS, BC



DOWNTOWN KAMLOOPS

BATTLE STREET



THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer for sale the 100% freehold interests in 1172 Battle Street, Kamloops (the “Property”). The multi-level property will support many service commercial uses requiring offices, warehouse and ample parking for customers or staff. The location allows convenient access to Downtown Kamloops and exposure to thousands of vehicles per day. The property is currently configured for multi-tenant use, although varying lease expiries in the coming months allow the property to be occupied by the future owner, while benefiting from additional income through tenancies.

BUILDING AREA

Main Floor Office	5,874 sf
Ground Floor Warehouse	5,874 sf
Total	11,748 sf

ZONING

C-4 Service Commercial

“The purpose of the C-4 zone is to provide for commercial uses which have a repair, maintenance, service or distribution component or are small scale manufacturing uses...”



11,748 SF BUILDING ON 10,226 SF LAND



LAYOUT SUPPORTS MULTIPLE TENANCIES



EXPOSURE TO 38,000 VEHICLES PER DAY



EFFICIENT ACCESS TO TRANS-CANADA HWY & YELLOWHEAD HWY 5 NORTH



FLEXIBLE SERVICE COMMERCIAL ZONING



IDEAL FOR OWNER-OCCUPIER



DESIGNATED PARKING FOR 22 VEHICLES

DUE DILIGENCE PACKAGE

Available to qualified purchasers upon execution of a Confidentiality Agreement

ASKING PRICE

\$2,500,000







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