

# FOR SALE

3.40 ACRES OF LEASEHOLD INDUSTRIAL LAND  
462 DENE DRIVE, KAMLOOPS, BC



BSRE

BRENDAN SHAW  
REAL ESTATE





# FOR SALE

3.40 ACRES OF LEASEHOLD INDUSTRIAL LAND  
**462 DENE DRIVE, KAMLOOPS, BC**



## THE OPPORTUNITY

Cushman & Wakefield ULC and Brendan Shaw Real Estate are pleased to offer for sale, the long term leasehold interests in the land and buildings at 462 Dene Drive, Kamloops (the "Property"). The sizeable 3.40 acres property located in the Mount Paul Industrial Area, benefits from access to the Yellowhead Highway (#5) via Mount Paul Way. The property is currently improved with a 99' x 35' drive through shop, and a double-wide mobile office trailer. The low site coverage and excess land area will support further industrial development and outside storage uses; this configuration is highly sought after given the convenient location near the highway and the Kamloops City Centre.

## PROPERTY HIGHLIGHTS

- New furnace installed in 2022
- New heaters installed in 2019
- Employee break-room in shop
- Three (3) 240V plugs in shop
- Convenient location with excellent access to Highway #5

## SHOP DIMENSIONS

99' X 35' (approx.)

## LAND AREA

±3.40 acres

## ASKING PRICE

\$1,895,000

## LAND LEASE EXPIRY

2048







NISHGA WAY

462 Dene Drive  
Kamloops, BC  
3.40 Acres

DENE DRIVE



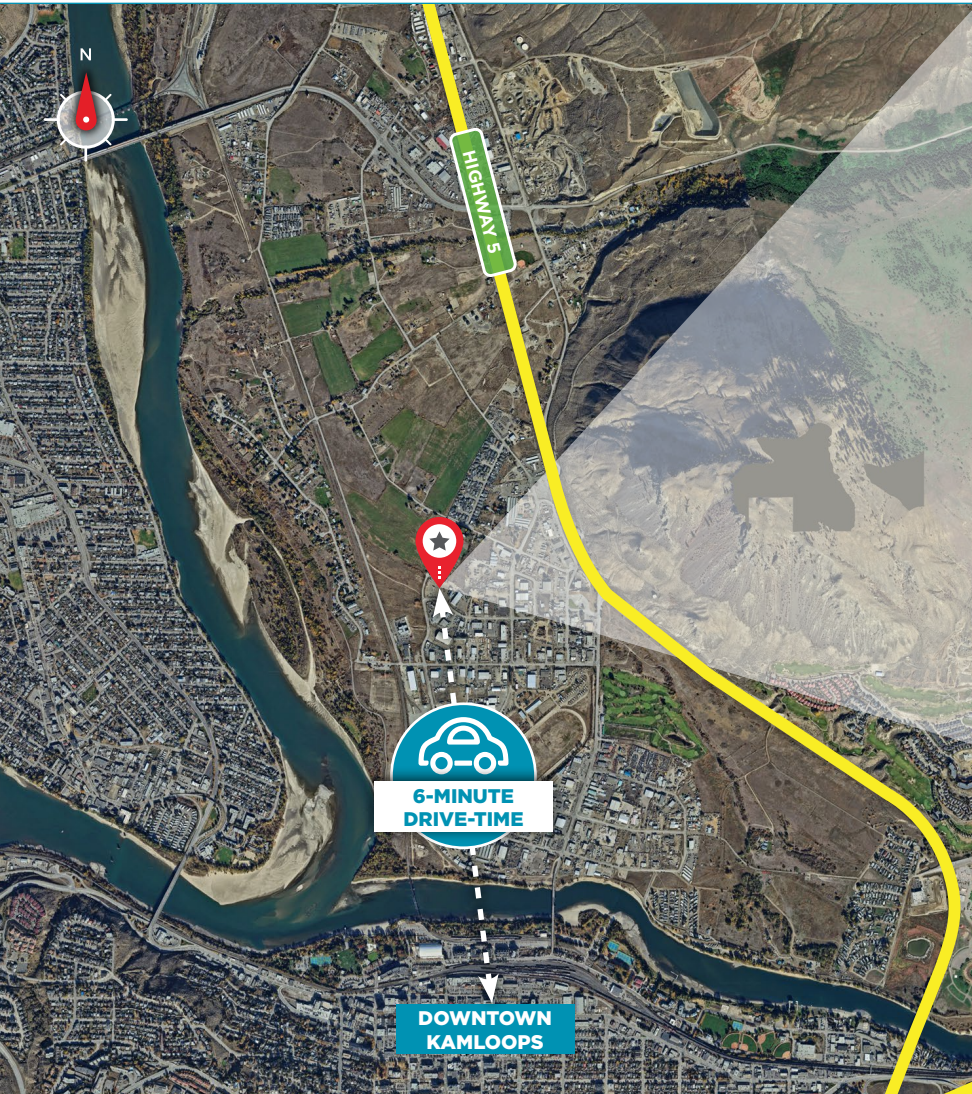
# FOR SALE

3.40 ACRES OF LEASEHOLD INDUSTRIAL LAND  
462 DENE DRIVE, KAMLOOPS, BC



BSRE

BRENDAN SHAW  
REAL ESTATE



## BLAKE GOZDA

Personal Real Estate Corporation  
Vice President  
+1 604 608 5971  
blake.gozda@cushwake.com

## KADIN RAINVILLE

Brendan Shaw Real Estate  
+1 778 538 2453  
rainvillerealestate@gmail.com

## Cushman & Wakefield

Suite 1200 - 700 West Georgia Street / PO Box 10023, Pacific Centre  
Vancouver, BC V7Y 1A1 / +1 604 683 3111 / [cushmanwakefield.ca](http://cushmanwakefield.ca)

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.