

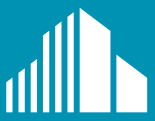
FOR SALE

1210 CHIEF LOUIS WAY, KAMLOOPS, BC
INDUSTRIAL INVESTMENT PROPERTY



Blake Gozda
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ALL SITE VISITS MUST BE SCHEDULED THROUGH THE EXCLUSIVE LISTING AGENT. PLEASE DO NOT APPROACH ANY EMPLOYEES.



THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer for sale the leasehold interests in 1210 Chief Louis Way, Kamloops (the "Property"). Currently leased to 2 tenants with varying lease expiries, the offering allows investors seeking cash flow to capitalize a high exposure property with 10,000 SF of land available for occupancy.

The Property is approximately 2.45 Acres in size with one building. Located just around the corner from the Yellowhead Highway, the Property benefits from excellent access to many major arterials which will drive growth in the immediate area for decades to come.

PROPERTY HIGHLIGHTS

- Land Lease expiry March 2053 - Extension potential please contact Listing Agent
- 5 year rent term renewed April 2024
- Leased to 2 tenants with varying lease expiries, approx. 10,000 SF of land available for occupancy
- Low site coverage property
- High exposure to Southern Yellowhead Highway 5



PURCHASE PRICE
\$1,300,000

NOI (2024)
\$59,986.48

INDUSTRIAL INVESTMENT PROPERTY

1210 CHIEF LOUIS WAY, KAMLOOPS, BC



LAND SIZE: APPROX. 2.45 ACRES // 0.993 HECTARE

LAND LEASE EXPIRY

March 31, 2053
(Contact Agent for Details)

SEMI ANNUAL LAND LEASE PAYMENT

\$29,282.00

VACANT AREA

Approx. 10,000 SF Land Only
Available Upon Completion

TENANT 1: KENROC BUILDING MATERIALS

Occupying approx. 12,000 SF on 1.4 Acres

Lease Expiry: April 30, 2029 + 5 Year Option

Annual Net Rent: \$50,803.20

Pay Proportionate Share of Property Taxes

TENANT 2: GREAT WEST EQUIPMENT

Occupying approx. 1.0 Acre

Lease Expiry: April 1, 2029 + 5 Year Option

Annual Net Rent: \$38,465.28

Pay Proportionate Share of Property Taxes

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