

PARCEL B

265 CN JUNCTION ROAD
KAMLOOPS, BC

FOR SALE
INVESTMENT OPPORTUNITY



**CUSHMAN &
WAKEFIELD**



BSRE

BRENDAN SHAW
REAL ESTATE

PROPERTY FEATURES



THE OPPORTUNITY

Cushman & Wakefield ULC & BSRE Ltd. are pleased to offer for sale the leasehold interest in Parcel "B" at 265 CN Junction Road in Kamloops (the "Property").

The fully leased Property will support many light industrial uses requiring warehouse, offices, shop and ample parking for company fleets or equipment. The location allows convenient access to Downtown Kamloops and access to the Yellowhead Highway #5 North. The Property is currently configured for single-tenant use with new 3 year tenancy recently commenced in September 2023.



BUILDING AREA

Building 1	2,620 SF
Building 2	8,916 SF
Total	11,536 SF



LAND AREA

±2.00 Acres (87,120SF)



ZONING

Unzoned property provides for flexible uses, to be approved by the Kamloops Indian Band



DUE DILIGENCE PACKAGE

Available to qualified purchasers upon execution of a Confidentiality Agreement



ASKING PRICE

\$2,200,000

- 11,536 SF BUILDINGS ON 2.00 ACRES OF LAND
- EFFICIENT ACCESS AND TO MULTIPLE HIGHWAYS
- BRAND NEW LAND LEASE, EXPIRY OCTOBER 2071
- FLEXIBLE ZONING
- NEW THREE YEAR LEASE TERM COMMENCING SEPTEMBER 2023
- LOW SITE COVERAGE CREATES AMPLE OPPORTUNITY

PROPERTY INFORMATION



BUILDING AREA

11,536 SF over 2 buildings

LAND AREA

2.00 Acres

SITE COVERAGE

±13.25%

CONSTRUCTION

- Built in 2008 - Steel & Wood Frame with metal clad siding
- 600 Amp, 3 Phase Power
- Clear span warehouse/shop
- 15-16' Warehouse ceiling heights
- Metal Clad roof
- Three (3) 14' x 16' overhead doors in the main building
- Mix of radiant tube and baseboard heating, AC in offices
- The second smaller building was built in 2018 with 12-14' ceiling heights.



FENCED YARD AREA

- Fully secured with fencing
 - Crushed/packed gravel

RENT ROLL & INCOME

Escalating Rents over 3 Years

Net Rent Year 1: \$155,736

Please contact listing agent for details

CONTACT

BLAKE GOZDA

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

BRENDAN SHAW

Managing Broker
Brendan Shaw Real Estate
+1 778 471 1498
brendan@bsre.ca

700 West Georgia Street, Suite 700
Pacific Centre, PO Box 10023
Vancouver, British Columbia V7Y 1A1
+1 604 683 3111

cushmanwakefield.com

VANCOUVER
4 HOUR
DRIVE-TIME

10 MINUTE
DRIVE-TIME

DOWNTOWN
KAMLOOPS

HIGHWAY 5

HIGHWAY 1
TRANS-CANADA HWY

©2023 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.



CUSHMAN &
WAKEFIELD

BSRE

BRENDAN SHAW
REAL ESTATE

