276 VICTORIA STREET, KAMLOOPS

BANK-ANCHORED BUILDING

FOR **SALE**





Commercial Real Estate Services

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FOR SALE

276 VICTORIA STREET, KAMLOOPS

This is an exceptional chance to acquire a high profile commercial building with two A+ long term tenants. The building is anchored by Scotiabank and situated in the most prime area of downtown Kamloops. This commercial building offers investors a good return on their investment plus future upside on rent in booming Kamloops. The building has approximately 23,349 SQFT of leasable area over three floors with 28 underground parking stalls.

The building is strategically located at the intersection of Victoria and 3rd Ave in downtown Kamloops, making it a very walkable and desirable location for both tenants and customers alike. Kamloops is among the five fastest growing metropolitan areas in Canada!



Property Highlights

LOT SIZE

+/- 10,597 SQFT

BUILDING SIZE

+/- 23,349 SQFT

PARKING

28 Stalls

ZONING

CBD

INCOME \$431,000

PROPERTY TAXES

\$118,015

PID

003-814-165

LEGAL DESCRIPTION

LOT 1 DISTRICT LOT 232 KAMLOOPS DIVISION YALE DISTIRCT PLAN 31096

PRICE

\$7,200,000.00



Bank Anchored Building





Corner Lot Location



Long Term Tenants with Renewals



Extremely Well Positioned Building in Downtown Kamloops



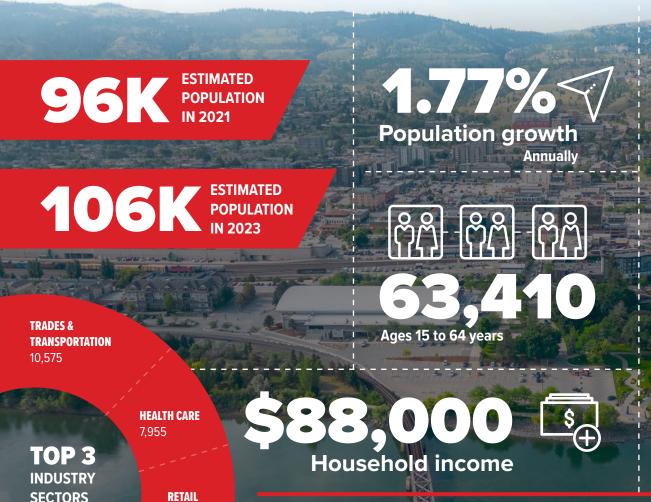


THE THIRD LARGEST CITY IN BRITISH COLUMBIA

6.950

Kamloops is the third largest city in British Columbia, with an estimated population of 106,664 in 2023. In 2012, the population of Kamloops was 88,523. Kamloops has grown by 1.77% annually. Residents enjoy a relaxed lifestyle with a warm climate and over 2,000 hours of sunshine annually. Its desert plateaus, lush river valleys, pine forests, lakes, and mountains provide a beautiful backdrop to the outdoor recreational activities of its residents. The city also has the highest concentration of golf courses per capita in Canada, and is a haven for Canada's nature lovers, families, business professionals, and adventure-seekers.

Kamloops enjoys a diverse economy without relying on one sector to facilitate steady growth. Some firms in the city are over 125 years old, while other businesses in finance, technology, and healthcare are relatively new. The lifestyle, proximity, and economic conditions allow them to flourish while providing employment opportunities for newcomers to set down roots. Kamloops' education and hands-on training to continue to grow with its post-secondary institutions.





Training Camps

Competitions

National & International

In The Heart of Downtown Kamloops

FOOD & DRINK

Alchemy Brewing Company Amplified Cafe Brownstone Carlos O'Bryans Cordo Resto & Bar Frankly Coffee & Bistro

Fresh Slice Pizza

Frick & Frack Taphouse

Hello Toast

Jacob's Noodle & Cutlet

Kekuli Cafe

Kelly O'Bryans

Maurya's Rest, Bar & Banquet

Mittz Kitchen

Moxies

Oriental Gardens

Peter's Pasta

Red Collar Brewing Co.

Scoopz Ice Cream Parlour

Shark Club Bar & Grill

Starbucks

The Art We Are Cafe

The Noble Pig

The Vic Downtown

Tim Hortons

Underbelly by the Pig

HEALTH & FITNESS

Aina Organic Spa Ardeo Spa Salon Blowfish Hair Studio Enhanced Reflection Medi Spa F3FIT

Infusion Fitness

Kamloops Community YMCA-YWCA K Spin Indoor Cycling Studio

Son Mai Spa

Stride Spin Studio

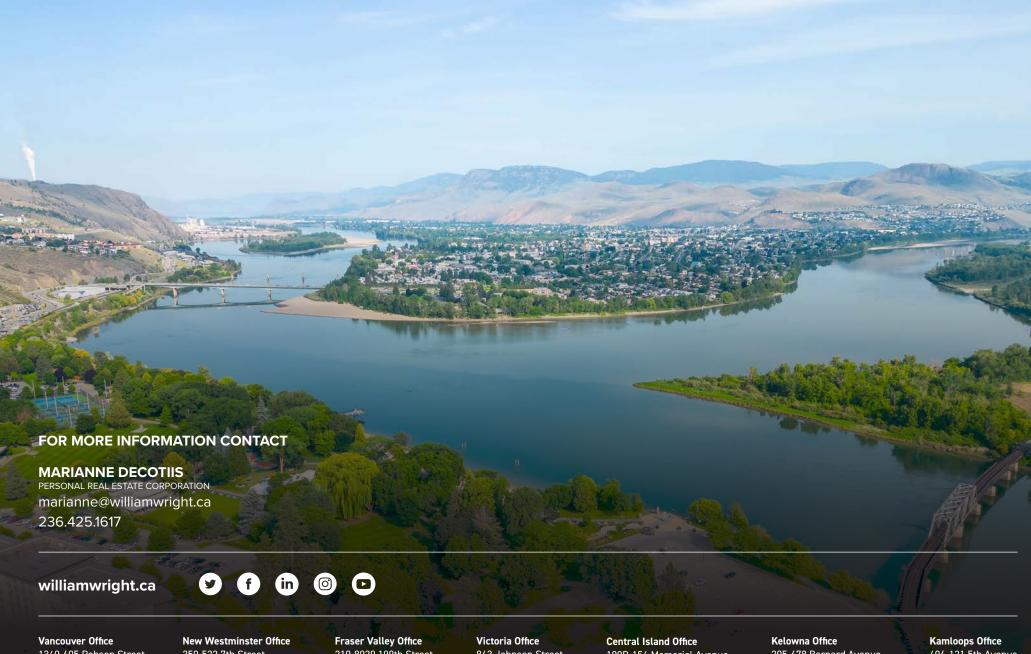
Sugar & Spice Beauty Bar

The Pilates Tree

SHOPPING & PHARMACY

Far + Wide Jardine's Domaine Kamloops Farmers' Market London Drugs Mainstreet Clothing Co. Save-On-Foods





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