

276 VICTORIA STREET, KAMLOOPS

BANK-ANCHORED BUILDING

FOR
SALE

6% CAP RATE



WILLIAM | WRIGHT

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
DISTRICT PLAN 31096

PRICE

\$7,200,000.00



Bank Anchored
Building



28
Underground
Parking Stalls



Corner Lot
Location



Long Term
Tenants with
Renewals



Extremely Well Positioned Building in
Downtown Kamloops



THE THIRD LARGEST CITY IN BRITISH COLUMBIA

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.

96K ESTIMATED POPULATION IN 2021

106K ESTIMATED POPULATION IN 2023

1.77% Population growth Annually

63,410 Ages 15 to 64 years

\$88,000 Household income

TRADES & TRANSPORTATION
10,575

HEALTH CARE
7,955

TOP 3 INDUSTRY SECTORS

RETAIL
6,950

Tournament Capital of Canada

Canada's Premier Host Centres



Sports & Tournaments



Cultural Events



Training Camps



National & International Competitions

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
 Mitz 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



CITY GARDENS BY KELSON GROUP NEW DEVELOPMENTS IN THE AREA

TRILLIUM AT CITY GARDENS

150 Units > 24 stories

LOTUS AT CITY GARDENS

6 story with 2 level townhomes > 4 Avenue & Nicola Street, Kamloops

ALYSSIUM AT CITY GARDENS

22 story tower

ORCHID AT CITY GARDENS

6 stories > 5 Avenue & Nicola Street, Kamloops

Shovels are in the ground as construction on the massive 525-unit City Gardens project in downtown Kamloops is underway.

FOR MORE INFORMATION CONTACT

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