

182 TRANQUILLE ROAD, KAMLOOPS

OWNER OCCUPIER OPPORTUNITY WITH UPSIDE ON THE NORTH SHORE

FOR
SALE



WILLIAM | WRIGHT

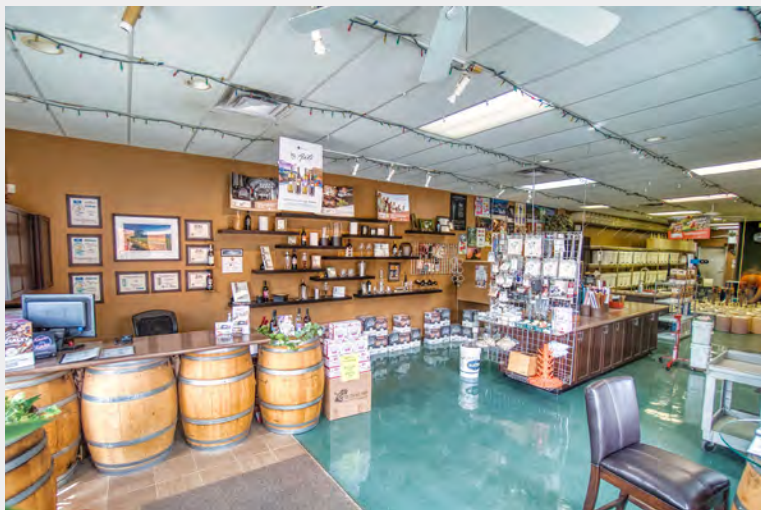
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OWNER OCCUPIER OPPORTUNITY WITH UPSIDE ON THE NORTH SHORE

This is an amazing opportunity to relocate your business to your own shop and seize the upside and potential of this property. Situated on a 13,666 square foot lot, the property boasts excellent curb appeal along bustling Tranquille Road. The building spans approximately 3,100 square feet, with a tenant currently occupying around 1,500 square feet for the next two years with no renewal options but would like to stay. The remaining 1,600 square feet provide a blank canvas with ample water access for your business needs. Not only is the building central, it is also easily accessible for customers with a spacious paved parking lot at the rear.



With the landscape of the North Shore set to undergo significant change, there has never been a better time to secure your own building. The potential for future development on this lot, coupled with the possibility of increased rental rates, presents an enticing opportunity. Furthermore, the adjacent property at 174 Tranquille Road is also for sale, potentially creating a larger development site spanning approximately 27,316 square feet.

182 Tranquille Road Kamloops



PROPERTY HIGHLIGHTS

- Owner Occupier Opportunity
- Tenanted on one side
- Development Potential
- Prime North Shore Location



LOT SIZE

± 13,666 SQFT



BUILDING SIZE

± 3,100 SQFT



PARKING

Private Parking Lot



ZONING

CN5



PID

004-229-738



FSR

Up to 4



PROPERTY TAXES

\$11,616



PRICE

\$1,750,000





LOCATION

The North Shore of Kamloops is experiencing rapid growth, with significant development either in consultation with the city or already approved. For instance, ARPA Developments is planning a 64-unit project on 207 Royal Avenue, having already invested approximately \$30 million in new projects on the North Shore in recent years, with an additional \$50 million in new investments underway. Other notable developers are proposing a 96-unit project at 156 Tranquille Road and 126 units on 8th Street. The North Shore landscape will look very different with the emergence of new condos and commercial spaces over the next few years

FOR MORE INFORMATION CONTACT

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