480 TRANQUILLE ROAD, KAMLOOPS

FANTASTIC HOLDING PROPERTY WITH LONG TERM LEASE

FOR **SALE**



PERSONAL REAL ESTATE CORPORATION marianne@williamwright.ca 236.425.1617







FOR SALE 480 Tranquille Road, Kamloops

Here is an incredible chance to acquire a prominent corner retail building, with Total Pet as its anchor tenant. The investment is secured with a long-term lease potentially until 2042 with escalations throughout the term. Total Pet operates under the umbrella of Pet Valu, a company that owns Total Pet, Bosley's, and Tisol, providing the buyer with assurance that their Tenant is backed by a substantial corporate entity. With stability and promising growth prospects, this property presents an ideal opportunity for those looking to invest in future expansion.

480 Tranquille Road Kamloops



PROPERTY HIGHLIGHTS

- Fantastic Holding Property
- Long Term Lease
- Large Corner Prominent Lot
- Total Pet as Anchor Tenant



LOT SIZE

± 29,363 SQFT

BUILDING SIZE

± 13,420 SQFT



PARKING

Ample



ZONING

CNS



PID

011-007-222



CAP RATE*

6.0%



PROPERTY TAXES

\$33,573.61



PRICE

\$2,500,000





LOCAL BUSINESSES IN THE NEIGHBOURHOOD





Kamloops

Demographics



Population 97,902 (2021)



Median Age 41.6

ÔΘ

Walk Score 74

Driving Distances

Northills Shopping Centre

2 Min Drive

Central Kamloops

7 Min Drive

Thompson Rivers University 10 Min Drive

Kamloops Airport (YKA)

14 Min Drive

Location

The North Shore of Kamloops is undergoing an unprecedented wave of development, with an influx of new condominiums and commercial projects either underway or in the approval phase. This surge in construction activity is poised to reshape the skyline of the North Shore. This remarkable growth not only signifies progress but also presents opportunities for businesses, residents, and the community at large.

For More Information Contact

MARIANNE DECOTIIS

Personal real estate corporation marianne@williamwright.ca 236.425.1617



E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and one quarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and sassume any responsibility on independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services. All rights reserved.