

480 TRANQUILLE ROAD, KAMLOOPS
FANTASTIC HOLDING PROPERTY WITH LONG TERM LEASE

**FOR
SALE**

6% CAP RATE*



*BASED ON THE AVERAGE PPF OF THE CURRENT LEASE TERM

WILLIAM | WRIGHT

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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

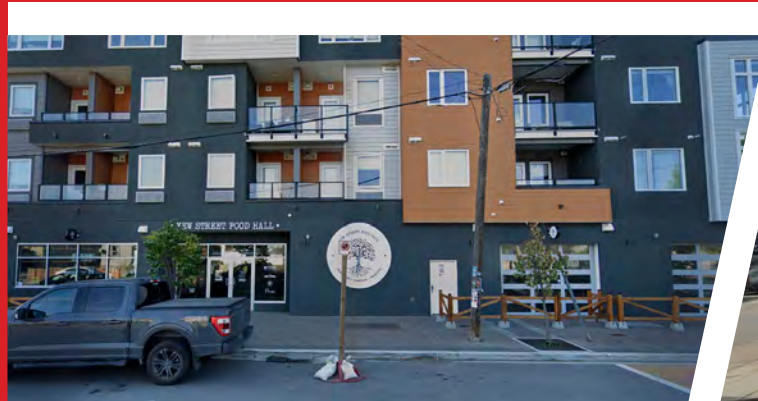


PRICE

\$2,500,000



LOCAL BUSINESSES IN THE NEIGHBOURHOOD



*Based on the average PPF of the current lease term

Kamloops

Demographics



Population

97,902 (2021)



Median Age

41.6



Walk Score

74

Driving Distances

Northhills 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

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