# **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 Kamloops.

# **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

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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

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