

351-391 HUDSON AVENUE, SALMON ARM

INCOME PRODUCING PROPERTY

FOR
SALE



WILLIAM | WRIGHT

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PROPERTY HIGHLIGHTS



Income Producing Property



Located in downtown
Salmon Arm



National Bank for
an anchor tenant



Strong tenant mix

OVERVIEW

Andover Place is a national bank anchored, centrally located, mixed use office building in the heart of downtown Salmon Arm. The offering consists of three contiguous multi-tenanted commercial buildings with an aggregate leasable area of approximately 39,152 SF. The buildings sit on +/- 0.556 acres of C2 zoned land with 22 open and 14 covered parking stalls. Immediate and future upside in the lease rates with strong mix of national, regional, and local tenancies will produce steady income and increase in returns for years to come.





SALIENT FACTS

LOT SIZE

+/- 0.556 Acres

RENTABLE SIZE

+/- 39,152 SQFT

PARKING

22 open and 14 covered stalls

ZONING

C2 - Town Centre Commercial

PID

001-895-648, 001-895-621,
001-895-630

LEGAL DESCRIPTION

LOT A SECTION 14 TOWNSHIP 20 RANGE 10 WEST
OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE
DISTRICT PLAN 28751

LOT B SECTION 14 TOWNSHIP 20 RANGE 10 WEST
OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE
DISTRICT PLAN 28751

LOT 3 SECTION 14 TOWNSHIP 20 RANGE 10 WEST
OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE
DISTRICT PLAN 6676

PRICE

\$4,995,000

IMPROVEMENTS

The property consists of three separate yet contiguous 2-storey buildings on full lower level retail/office buildings, situated on three separately-titled yet contiguous lots with an indicated aggregate rentable area of $\pm 39,152$ sq.ft. ($\pm 12,152$ sq.ft. main level, $\pm 12,736$ sq.ft. upper level, and $\pm 14,264$ sq.ft. lower level). The buildings are individually constructed but tied together via easement, parking areas, common entrances and hallways between each building.

FOUNDATION	Poured in place concrete and concrete block.
EXTERIOR WALLS	Acrylic stucco, standard & decorative concrete block, reflective glass front.
ROOFING	Flat built-up rolled asphalt, metal flashing on parapet.
FLOORS	Flooring includes carpet, tile, laminate, ceramic tile and sheet vinyl.
CEILING	Drywall and T-bar; 8.5' to 11' finished ceiling heights.
PLUMBING	PVC and copper plumbing lines.
ELECTRICAL	800 amp three phase panel, split down (per building)
HEATING/COOLING	Roof top gas fired HVAC systems.
SITE IMPROVEMENTS	Elevated concrete parking structure with twenty two (22) uncovered stalls over fourteen (14) covered stalls. Railed handicap ramp in front.
FEATURES	Fire alarm control system, two (2) elevators, covered street front entry, tenant marquees.



INVESTMENT OUTLOOK: SMALL CITY, BIG IDEAS

21.2K SALMON ARM
POPULATION

60K REGIONAL RESIDENTS
IN SALMON ARM

\$60M+
ANNUAL BUILDING PERMIT VALUE

#1 RANK
IN REGIONAL PROSPERITY
& INNOVATION INDICATORS

SALMON ARM INVESTMENT OUTLOOK

With a growing population exceeding 21,200 residents, Salmon Arm stands as the economic powerhouse and largest city in the Columbia Shuswap Regional District. Strategically positioned as the primary business service hub for a sprawling regional consumer base of over 60,000 residents, the city captures consistent, high-volume commercial traffic and centralizes the region's legal, financial, medical, and governmental infrastructure.

As the primary economic hub for the regional business community, Salmon Arm hosts five major financial institutions, regional courier services, major legal and real estate firms, alongside full-service Service BC and Service Canada offices. The city's local commercial landscape continues to outpace historic benchmarks, driven by ongoing modernization, industrial infrastructure investments, and local innovation.

WHY SALMON ARM IS PRIME FOR COMMERCIAL INVESTMENT

Sustained Capital Growth: Salmon Arm consistently demonstrates steady economic development, securing over **\$60 million in annual building permit values**. Commercial and industrial expansions represent a major slice of this development, driven by a municipal commitment to densifying the downtown urban containment core.

Top-Tier Economic Performance: Nationally recognized for its economic resilience, Salmon Arm ranks **#1 in regional prosperity indicators** (measuring income, innovation, and opportunity) and **#1 for high-technology manufacturing employment** in its class.

Aggressive Pro-Business Incentives: Local government actively drives private investment through initiatives like the Industrial Revitalization Tax Exemption Program, offering up to a 10-year property tax exemption on eligible municipal construction and major physical expansions.

A High-Tech & Innovation Cluster: Beyond traditional sectors, the city hosts a thriving ecosystem of advanced manufacturing, software development, robotics, and aerospace. Innovation hubs like the Salmon Arm Innovation Centre (powered by SASCU) and the Zest Commercial Food Hub offer scalable infrastructure that attracts premier, long-term institutional tenancies.

Unbeatable Lifestyle & Talent Retention: The city's signature "10-minute commute," combined with a lower cost of commercial and residential real estate relative to larger BC urban centers, acts as a magnet for top-tier professional talent and entrepreneurs relocating to the BC interior.



LOCATION

Andover Place is centrally located in the heart of downtown Salmon Arm, just steps from Marine Peace Park and the wharf. It is less than a block away is the Ross Street Plaza which is a vibrant gathering place and home to the Downtown Salmon Arm Farmers Market. City Hall, the School District Office and the Regional District Offices are also located in the downtown core. In a spectacular setting, midway between Vancouver and Calgary, Salmon Arm is strategically situated on the key transportation crossroads of Hwy 1 and 97B. The city is the service centre for the surrounding areas, serving a regional population of approximately 60,000 residents.



FOR MORE INFORMATION CONTACT

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