

**406 - 121 5TH AVENUE, KAMLOOPS**  
LONG TERM TENANT ALREADY IN PLACE

**FOR  
SALE**



**WILLIAM | WRIGHT**

**MARIANNE DECOTIIS**  
PERSONAL REAL ESTATE CORPORATION  
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236.425.1617





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## Unit 406

121 5th Avenue, Kamloops

Attention Investors! Here's your opportunity to own a hassle-free investment in a stunning new office building located in the heart of Downtown Kamloops. This property comes with the added benefit of a reliable tenant who is already three years into a five-year lease, with an option to renew for an additional five years, providing you with stability and peace of mind. The property offers an attractive holding income with an approximate 5.5% capitalization rate, making it a solid addition to your investment portfolio. The office space itself is beautifully designed and finished, featuring a spacious boardroom, three private offices, and a kitchenette.

For added convenience, underground parking is available at an additional cost. Situated in the vibrant and bustling core of Downtown Kamloops, this location is surrounded by amenities, making it an ideal spot for businesses. Don't miss out on this excellent investment opportunity!





# The Space

± 1,100 SQFT of Office Opportunity

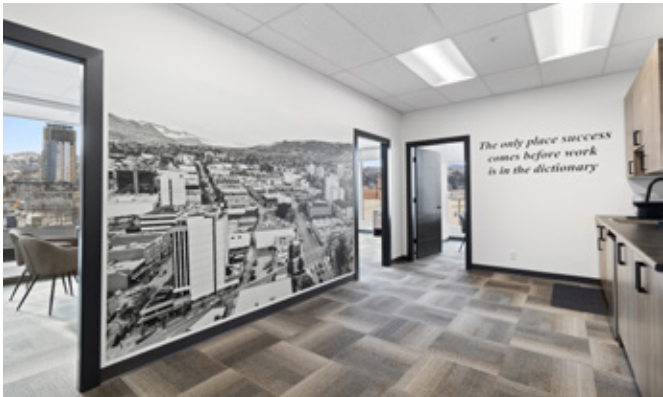
- Reception
- Boardroom
- Three Private Offices
- Kitchenette
- Underground Parking Available

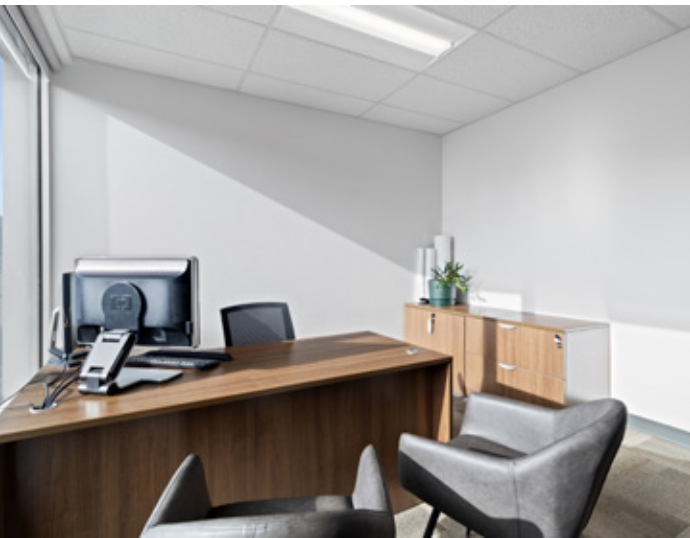


# Salient Facts

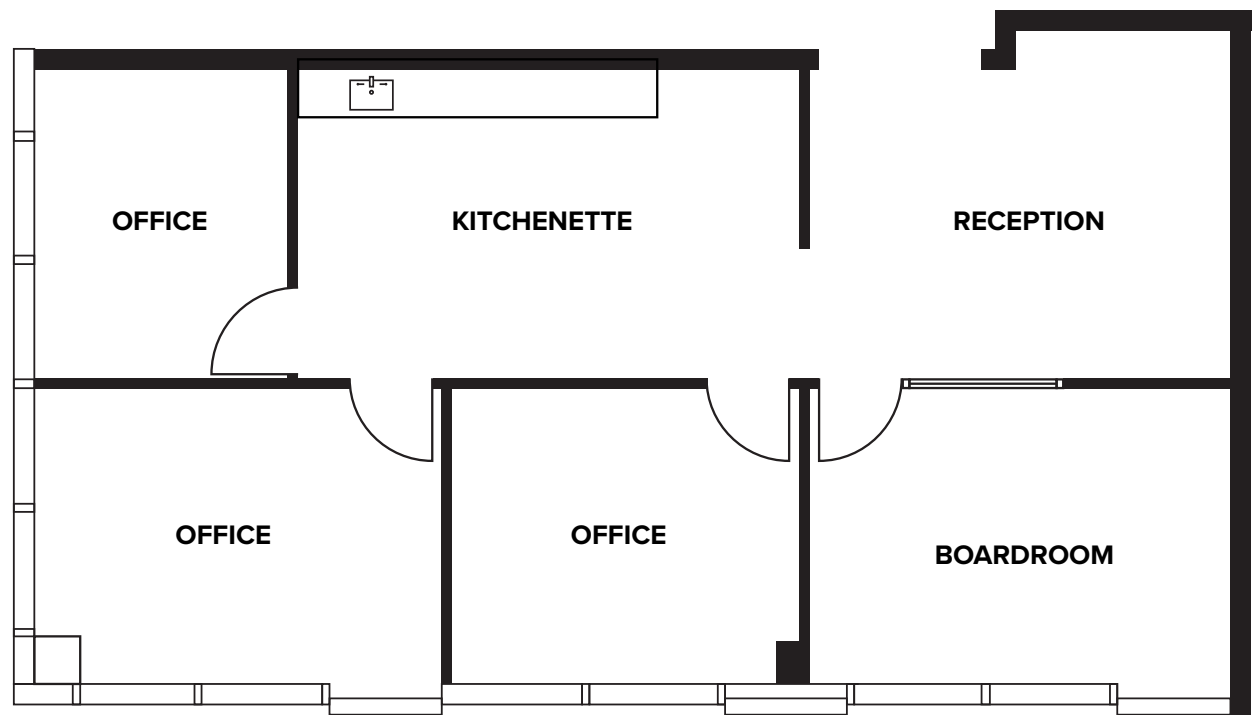
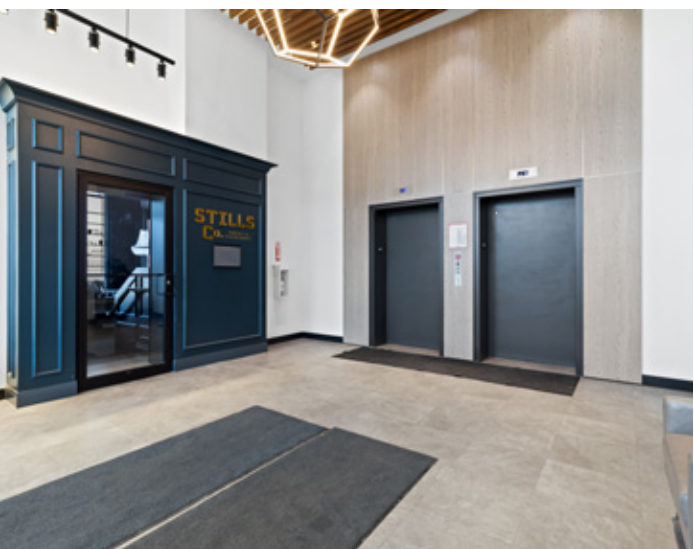
Size	± 1,100 SQFT
Zoning	CBD
Property Taxes	\$3,281.12
PID	031-664-989
Legal Description	STRATA LOT 85 DISTRICT LOT 232 KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS6908 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
NOI	\$38,500
Strata Fee	\$582.44
Cap Rate	5.5%
Price	\$698,800

Measurements are approximate and shall be verified by the Tenant if deemed important.









# In The Heart of Downtown Kamloops

## FOOD & DRINK

Alchemy Brewing Company  
Amplified Cafe  
Brownstone  
Carlos O'Bryans  
Cordo Resto & Bar  
Frankly Coffee & Bistro  
Fresh Slice Pizza  
Frick & Frack Taphouse  
Hello Toast  
Jacob's Noodle & Cutlet  
Kekuli Cafe  
Kelly O'Bryans  
Maurya's Rest, Bar & Banquet  
Mittz Kitchen  
Moxies  
Oriental Gardens  
Peter's Pasta  
Red Collar Brewing Co.  
Scoopz Ice Cream Parlour  
Shark Club Bar & Grill  
Starbucks  
The Art We Are Cafe  
The Noble Pig  
The Vic Downtown  
Tim Hortons  
Underbelly by the Pig

## HEALTH & FITNESS

Aina Organic Spa  
Ardeo Spa Salon  
Blowfish Hair Studio  
Enhanced Reflection Medi Spa  
F3FIT  
Infusion Fitness  
Kamloops Community YMCA-YWCA  
K Spin Indoor Cycling Studio  
Son Mai Spa  
Stride Spin Studio  
Sugar & Spice Beauty Bar  
The Pilates Tree

## SHOPPING & PHARMACY

Far + Wide  
Jardine's Domaine  
Kamloops Farmers' Market  
London Drugs  
Mainstreet Clothing Co.  
Save-On-Foods



## CITY GARDENS BY KELSON GROUP NEW DEVELOPMENTS IN THE AREA

### TRILLIUM AT CITY GARDENS

150 Units > 24 stories

### LOTUS AT CITY GARDENS

6 story with 2 level townhomes > 4 Avenue & Nicola Street, Kamloops

### ALYSSIUM AT CITY GARDENS

22 story tower

### ORCHID AT CITY GARDENS

6 stories > 5 Avenue & Nicola Street, Kamloops

Shovels are in the ground as construction on the massive 525-unit City Gardens project in downtown Kamloops is underway.





## Downtown Kamloops

### The Center of it All

Downtown Kamloops, British Columbia, is a vibrant and dynamic hub that serves as the heart of the city. Nestled at the confluence of the North and South Thompson Rivers, Kamloops is renowned for its stunning natural surroundings, rich history, and thriving cultural scene. As both a commercial and cultural center, Downtown Kamloops is also experiencing rapid residential growth. With new developments, revitalized spaces, and community-driven initiatives, the area continues to evolve to meet the needs of its growing population while maintaining its welcoming, community-oriented atmosphere.

Downtown Kamloops is well-connected and offers convenient transit options, making it easy to navigate the city and access nearby areas. Transit exchange hub is located approximately 400 meters away.

## For More Information Contact

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