

**124-138 VICTORIA STREET, KAMLOOPS**  
**TURNKEY OPERATIONS AND PROPERTY OPPORTUNITY**

**BUSINESS**  
**SALE**

WITH OPTION TO PURCHASE PROPERTY



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## 124 & 138 VICTORIA STREET PURCHASE BUSINESS WITH PROPERTY

Purchase the business and the building together in a rare turnkey acquisition. This offering provides a strategic advantage for an owner-operator looking to control their premises or an investor seeking a high-yield asset with a long-standing, anchor business in place.

A rare opportunity to acquire a well-established print shop business in Kamloops, offered with its freestanding commercial building and dedicated parking lot. This long-standing operation benefits from a strong local reputation, repeat clientele, and consistent cash flow, making it attractive for owner-operators or investors.

The property offers flexibility, with the ability to demise into two commercial units, creating future leasing or value-add potential. The parking lot generates good revenue, with upside through rate adjustments. Major capital improvements have been completed, reducing near-term capital expenditure risk.

This turnkey Professional Copy Centre, Digital Printing Facility, and Engineering Supply Retailer has been locally owned and operated since 1984 and serves as a trusted "one-stop shop" throughout the BC Interior. **The business is offered at \$349,000 and may be purchased separately; however, the property and business may also be acquired together.**

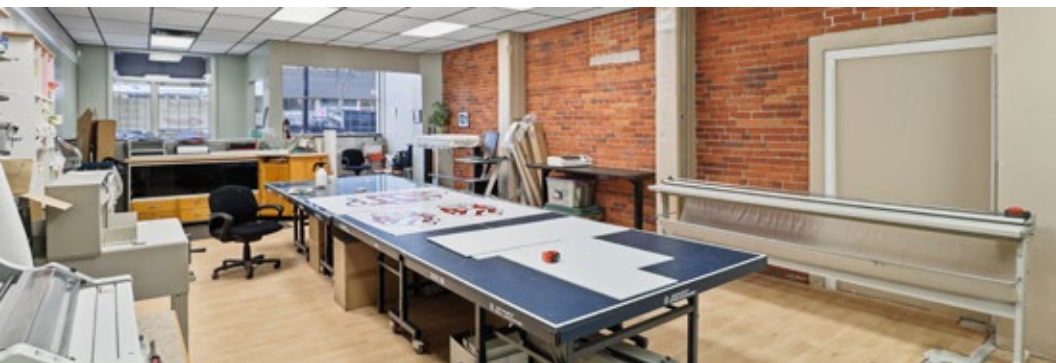




## GROWTH POTENTIAL

Kamloops and the Thompson-Nicola region are experiencing significant development. The combined purchase of the business and property allows a new owner to:

- + Capitalize on the booming local construction and engineering sectors.
- + Expand digital marketing and modernize online ordering systems.
- + Benefit from long-term land value appreciation in a revitalizing downtown core.
- + Avoid future rent escalations by becoming your own landlord.



## INVESTMENT & BUSINESS HIGHLIGHTS



**Established Legacy:** 40+ years of successful operation with deep community roots and a highly experienced team.



**Synergistic Revenue Streams:** Combines high-margin digital printing services with the retail of specialized surveying equipment (levels, tripods, safety gear).



**Fully Equipped:** Includes cutting-edge technology from industry leaders (KIP, Xerox, HP, Roland). All production is handled in-house for maximum quality control and profitability.



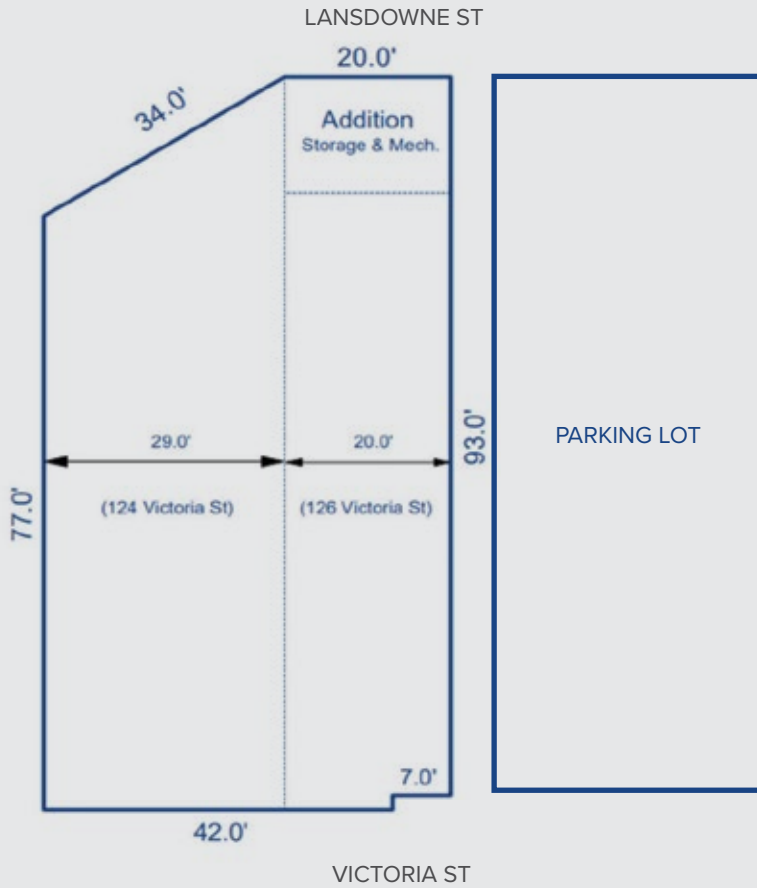
**Service Suite:** Large format 60" printing, 42" scanning, commercial branding, signage, custom decals, and professional finishing (lamination, binding).

## THE IDEAL BUYER



This opportunity is perfectly suited for an owner-operator seeking to build equity in real estate while running a profitable, established business, or a strategic investor looking for a stable commercial asset with a proven business tenant.





## PROPERTY HIGHLIGHTS



**Prime Downtown Core:** Situated on Victoria Street, the city's primary commercial thoroughfare, ensuring maximum foot and vehicle traffic.



**Dedicated Free Parking:** A massive competitive advantage in the downtown core—includes rare, dedicated customer parking on-site.



**Building Features:** The facility is optimized for commercial workflow, featuring a customer-facing retail showroom, professional office space, and a high-capacity industrial production zone.

## SALIENT DETAILS

Purchase Type	Business	Business With Property
Size	± 4,709 SQFT (124 Victoria Street)	Storefront: ± 4,709 SQFT (124 Victoria Street) Parking Lot: ± 5,627 SQFT (138 Victoria Street)
Parking	8 Stalls	18 Stalls
Zoning	CBD	CBD
Lease Expiry	New lease to be negotiated with the landlord.	
Gross Rent	± \$9,400 per month	
Business Includes	Purchase includes furniture, fixtures, equipment. Inventory to be purchased separately.	
Price	\$349,000	\$2,574,000.00



**Universal**  
Reproductions & Engineering Supplies

## **124 VICTORIA STREET PURCHASE BUSINESS**

A rare opportunity to acquire a staple of the Kamloops business community. Universal Reproductions & Engineering Supplies has been locally owned and operated since 1984, serving as the premier "one-stop shop" for professionals, businesses, and individuals throughout the BC Interior. With over 40 years of history, this business boasts a stellar reputation, a loyal client base, and a specialized niche in the engineering and surveying sectors.

This business is a Professional Copy Centre, Digital Printing Facility, and Engineering Supply Retailer. This turnkey operation is a staple of the Kamloops business community and has been locally owned and operated since 1984. Serving as the premier "one-stop shop" for professionals, businesses, and individuals throughout the BC Interior. With over 40 years of history, this business boasts a stellar reputation, a loyal client base, and a specialized niche in the engineering and surveying sectors.





## INVESTMENT & BUSINESS HIGHLIGHTS



**Established Legacy:** Operating successfully for 40+ years with deep roots in the community and over 100 years of combined team experience.



**Prime Downtown Location:** Situated on Victoria Street in the heart of Kamloops, offering high visibility and the rare convenience of dedicated free customer parking.



**Diverse Revenue Streams:** Unlike standard copy shops, this business combines high-demand digital printing with the retail of specialized engineering and surveying equipment (levels, tripods, safety gear).



**Turnkey Operations:** Fully equipped with cutting-edge technology from industry leaders including KIP, Xerox, HP, and Roland. All production is handled in-house, ensuring maximum margins and quality control.

## GROWTH POTENTIAL

Universal Reproductions occupies a unique market position by servicing the specialized needs of architects, engineers, and surveyors—clients who require precision and reliability.

- + Expanding digital marketing and online ordering capabilities.
- + Increasing outreach to the booming construction and development sector in the Thompson-Nicola region.
- + Introducing 3D printing or expanded promotional product lines.

## THE IDEAL BUYER



This opportunity is perfectly suited for an Entrepreneur looking for a stable, profitable business with a proven track record, a Strategic Buyer in the printing or office supply industry looking to expand their footprint into the BC Interior. The ideal buyer can also be a Family Team seeking a community-focused business with standard Monday–Friday operating hours for a balanced lifestyle.



# Kamloops Demographics



**Population**  
97,902 (2022)



**Median Age**  
42



**Avg. Household Income**  
\$89,000



**Walkscore**  
86



## DOWNTOWN KAMLOOPS

The business is strategically located in the vibrant downtown core of Kamloops. The facility is optimized for workflow, featuring a customer-facing retail/reception area, a high-capacity production zone, and storage for engineering inventory.

### Driving Distances

**Kamloops Airport**  
18 Min Drive

**Trans-Canada Hwy**  
5 Min Drive

**Thompson Rivers University**  
7 Min Drive

**Downtown Kelowna**  
2.1 Hr Drive

## FOR MORE INFORMATION CONTACT

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