

1113 CHIEF LOUIS WAY, KAMLOOPS

OWNER OCCUPIER OPPORTUNITY IN NEW 99 YEAR PRE-PAID LEASE

**FOR
SALE**

INVESTMENT OF 6.5% CAP RATE



WILLIAM | WRIGHT

exp
REALTY

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3 ACRES OF LAND
15,500 SQFT BUILDING

Sale Opportunity with New 99 Year Pre-Paid Lease

1113 Chief Louis Way offers a versatile commercial opportunity with long-term tenants currently on month-to-month agreements, generating approximately \$195,000 in annual rental income. The flexible tenancy structure provides a new owner with the option to maintain the property as an income-producing investment or transition toward owner occupancy, offering both immediate cash flow and future flexibility.

OWNER OCCUPIER OPPORTUNITY

INVESTMENT OF 6.5% CAP RATE

EASY ACCESS TO HIGHWAY 1 & 5

FLEXIBLE TENANCY STRUCTURE

Salient Facts

Lot Size

± 3 Acres

Building Size

± 15,500 SQFT

Price

\$2,990,000



Kamloops Demographics



Population
106,568 (Est 2026)



Median Age
42



Avg. Household Income
\$89,000



Downtown Kamloops
9 Min Drive

Driving Distances

Kamloops Airport
15 Min Drive

Yellowhead Hwy
2 Min Drive

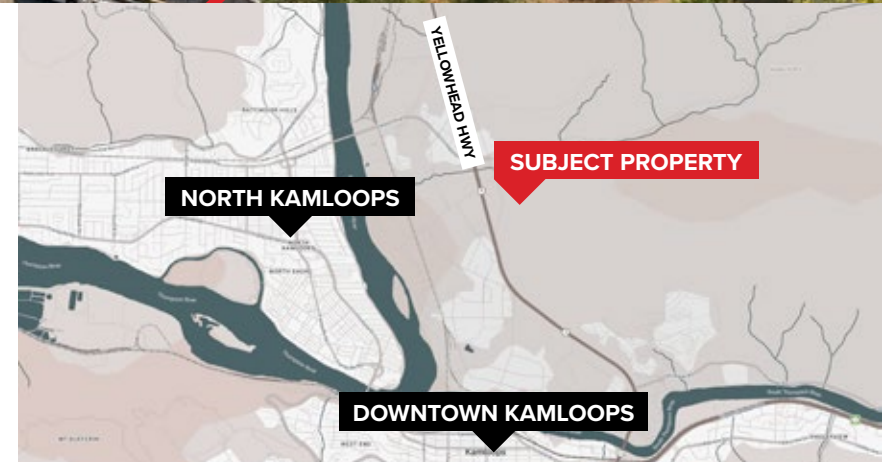
Trans-Canada Hwy
6 Min Drive

Downtown Kelowna
9 Min Drive



Located Minutes from Downtown Kamloops

Located on Chief Louis Way within the Tk'emlúps commercial and industrial area, the property is positioned in one of Kamloops' established business corridors. The location offers convenient access to Highway 5, Highway 1 and downtown Kamloops, with strong connectivity for customers, employees and commercial transportation. Surrounded by a growing mix of industrial, commercial and service-based businesses, the area continues to be a key employment and business hub within the Kamloops market.



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