FOR SALE

LAND OPPORTUNITY – **12.18 ACRES**
428 DALLAS DRIVE, KAMLOOPS, BC

CUSHMAN & WAKEFIELD

TRANS-CANADA HIGHWAY

WITTNER ROAD

DALLAS DRIVE

Site boundaries are for illustrative purposes only, to be confirmed by purchaser.

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CUSHMAN & WAKEFIELD

THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer for sale a 100% freehold interest in 428 Dallas Drive (the "Property") located on the Eastern perimeter of Kamloops, BC. The 12.18 acre property adjacent to industrial, residential, farm, and agricultural lands creates an opportunity second to none. With exposure and convenient access to the Trans Canada Highway #1 via Dallas Drive, the Property is conveniently accessible yet offers the tranquility of the natural landscape.

THE OPPORTUNITY

- Approximately 860 feet of frontage along Dallas Drive
- Generally flat, gentle sloping towards street drainage
- Water well drilled to 200 feet, producing 30 gpm
- Natural gas, hydro are available at the lot line
- City of Kamloops city limits only 800 feet west of property boundary

LAND AREA

12.178 Acres

APPROXIMATE DIMENSIONS

Frontage 860'
West Property Line 671'

CURRENT ZONING

AF-1 Agricultural/Forest Zone
Not in the ALR

NEW PRICE

$1,650,000

TRANS-CANADA HIGHWAY

DALLAS DRIVE

KAMLOOPS CITY LIMITS
APPROXIMATE

671'

860'

DALLAS DRIVE

TRANS-CANADA HIGHWAY

FOR SALE

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CUSHMAN & WAKEFIELD

DOWNTOWN KAMLOOPS

HIGHWAY 1 TRANS-CANADA HWY

20 MINUTE DRIVE-TIME
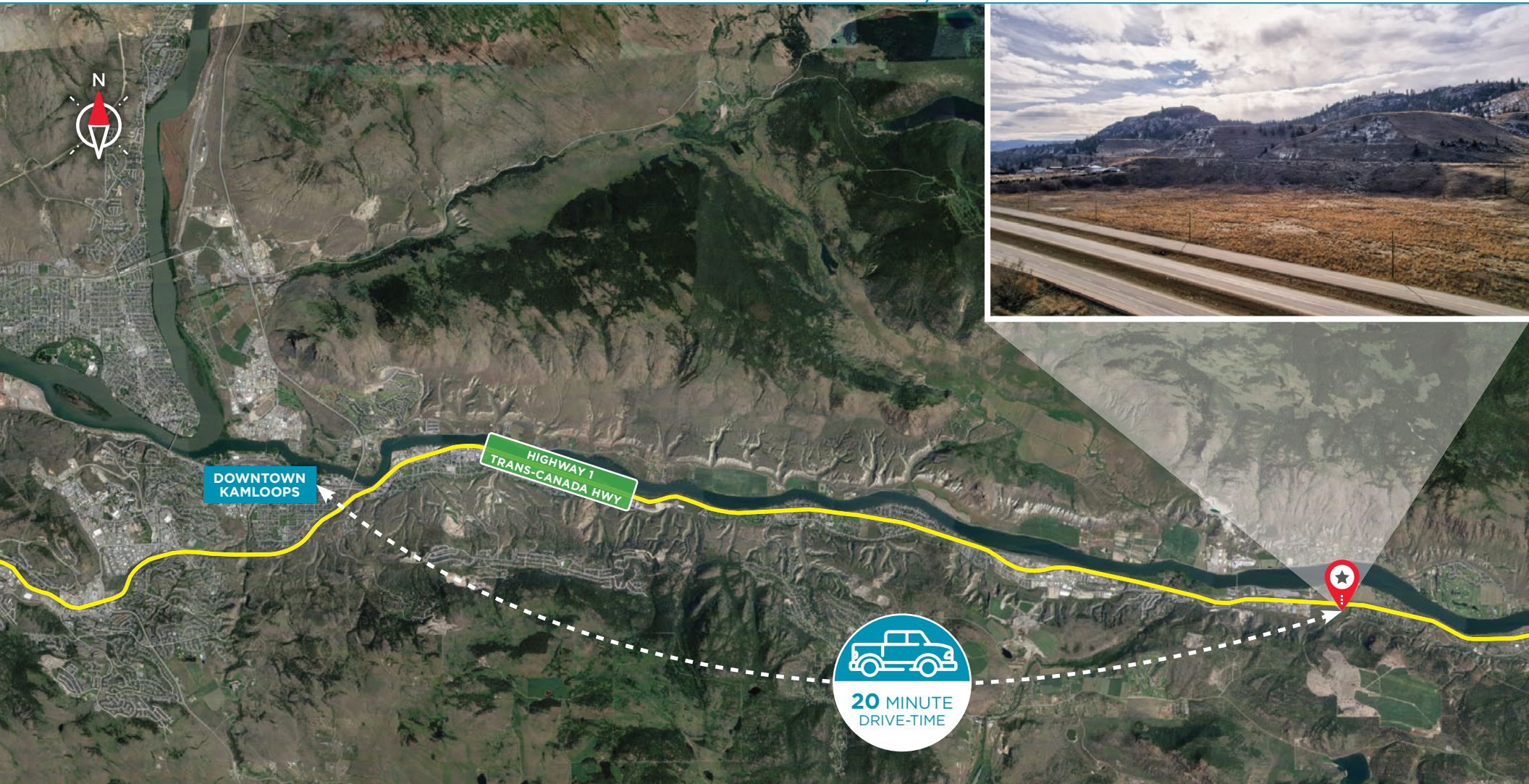
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