

663

SARCEE STREET
KAMLOOPS, BC

FOR SALE/LEASE



**CUSHMAN &
WAKEFIELD**



BSRE

BRENDAN SHAW
REAL ESTATE

PROPERTY FEATURES



THE OPPORTUNITY

Cushman & Wakefield ULC & BRSE Ltd. Are pleased to offer for sale/lease completely renovated low site coverage industrial property located at 663 Sarcee Street in the highly desirable Mt. Paul Industrial Area of Kamloops, BC.

The Property will support many light industrial uses requiring warehouse, offices, shop and ample parking for company fleets or equipment. The location allows convenient access to Downtown Kamloops and access to the Yellowhead Highway #5 North. The Property currently can accommodate multiple tenancies.



BUILDING AREA

3,000 - 8,075 SF



SITE SIZE

2.7 Acres



ZONING

Property Provides for Flexible Uses



BASIC LEASE RATE

\$13.00 PSF



AVAILABILITY

Immediately

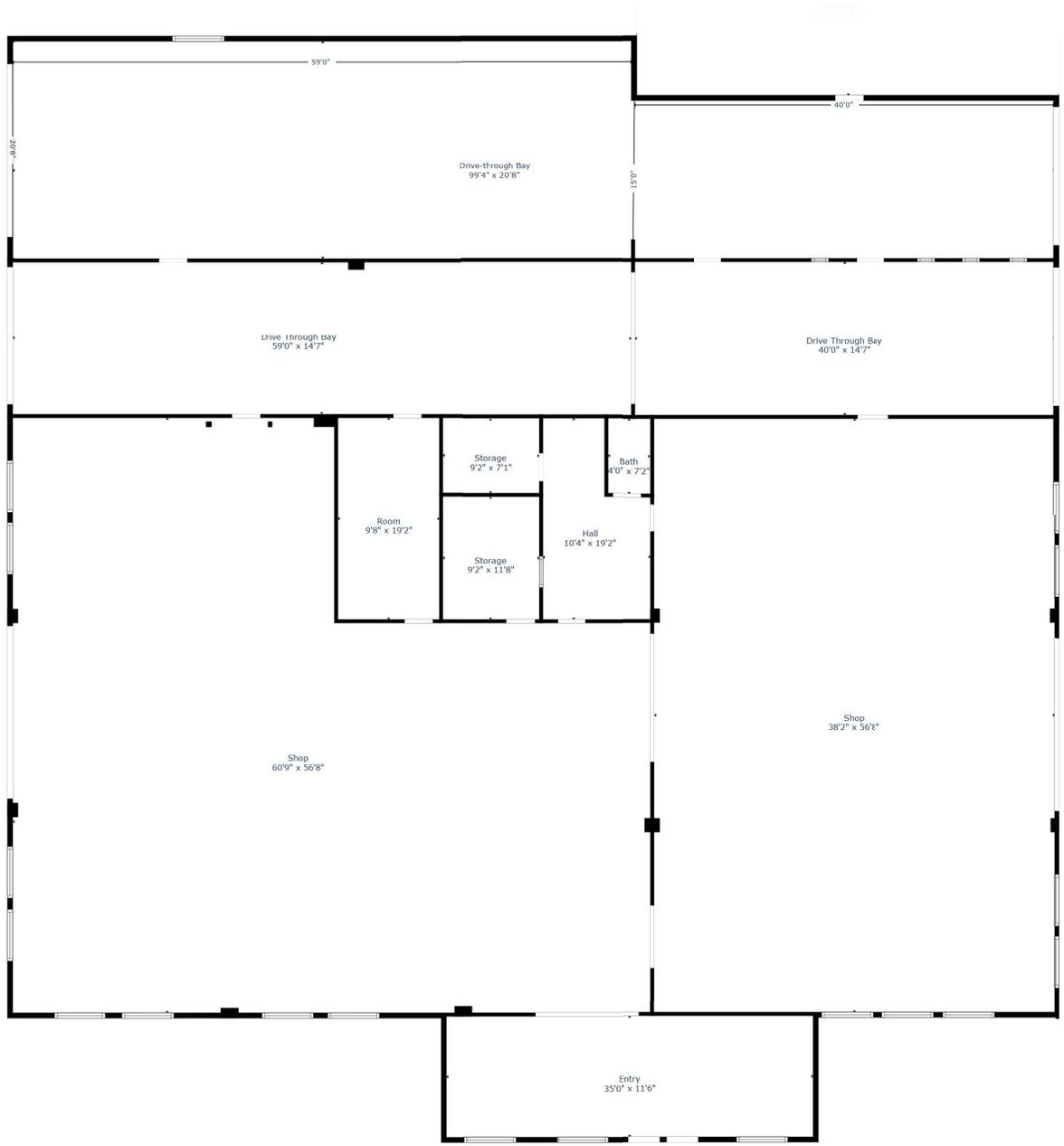


ASKING PRICE

\$1,980,000

- CONCRETE BUILDING
- NEWLY INSTALLED WINDOWS & PAINT
- NATURAL GAS FIRED CEILING MOUNTED HEATERS
- CLEARED & GRADED YARD
- 12 X 12 OVERHEAD LOADING DOORS
- HIGH SECURITY BARBED WIRE FENCING

FLOOR PLAN



Measurements are approx. and should be verified

CONTACT

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VANCOUVER
4 HOUR
DRIVE-TIME

DOWNTOWN
KAMLOOPS

8 MINUTE
DRIVE-TIME

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