

# 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.



## SITE SIZE

2.7 Acres



## ZONING

Property Provides for Flexible Uses



## BASIC LEASE RATE

\$13.00 PSF



## AVAILABILITY

Immediately



## ASKING PRICE

\$1,980,000

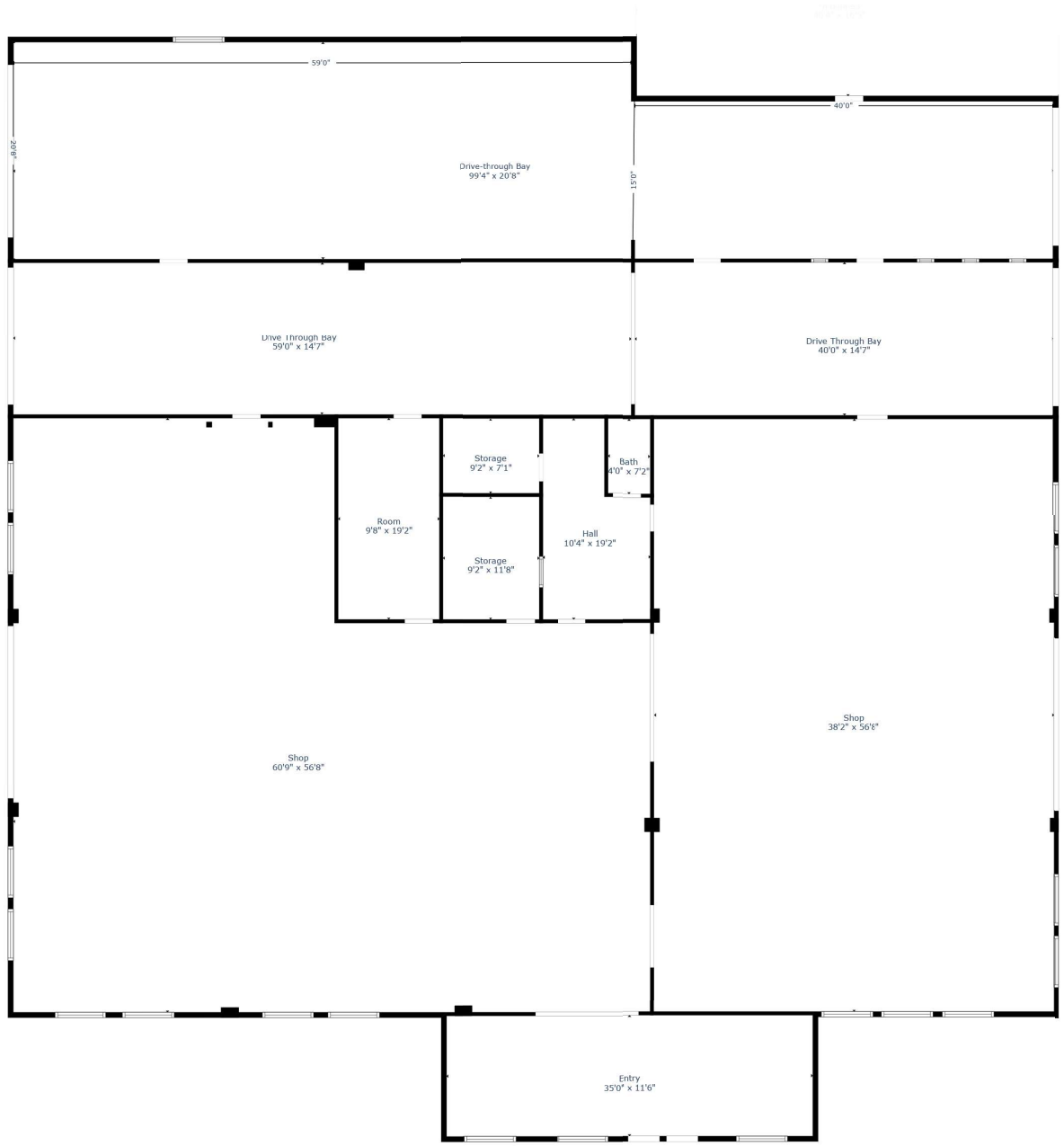


## BUILDING AREA

3,000 - 8,075 SF

- 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



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