

# FOR SALE

HIGH EXPOSURE LAND OPPORTUNITY - **15.10 ACRES**  
**170 KOKANEE WAY, KAMLOOPS, BC**



TRANS-CANADA HIGHWAY

KOKANEE WAY

16 minutes to Kamloops

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

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## THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer for sale a 100% freehold interest in 170 Kokanee Way (the "Property") located on the East Trans Canada Highway in Kamloops, BC. The 15.10 acre property is located adjacent to a high traffic truck stop, industrial, residential, farm and agricultural lands, creating a development opportunity second to none. With exposure and convenient access to the Trans Canada Highway #1 via Kokanee Way, the Property is conveniently accessible and provides the purchaser with a large scale development opportunity.

## PROPERTY HIGHLIGHTS

- Approximately 1700 feet of highway frontage, exceptional exposure to East Trans Canada Hwy.
- Generally flat property, cleared.
- City water, sewer, hydro are available at the lot line.
- Located within City of Kamloops city limits.
- Highway Commercial zoning allows for a wide range of uses, as shown by the neighboring properties.

## LAND AREA

15.10 acres

## APPROXIMATE DIMENSIONS

Over 1700 feet of highway frontage  
Approximately 488 feet of depth

## CURRENT ZONING

C-3 Highway Commercial Zoning

## ASKING PRICE

\$7,500,000





Silver Stream  
BUSINESS PARK

STERLING  
CRANE

Brandt

PRAIRIECOAST  
equipment

Sales and  
Service

SOUTHERN  
IRRIGATION

CO-OP

PETRO-CANADA

TRANS-CANADA HIGHWAY

KOKANEE WAY

CPKC RAIL LINE

THOMPSON RIVER



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