

PRICE REDUCTION - \$2,049,000

For Sale

1797 PACIFIC WAY

Kamloops, BC



CUSHMAN &
WAKEFIELD

PROPERTY DETAILS

Property Address: 1797 Pacific Way
Kamloops, BC

Asking Price: \$2,049,000

Lot Size: Approx.
half an acre

Building Size: 5,287 SF

Annual Property Tax (2025): \$24,912

Appraised Value (2025): \$2,375,000

Zoning: Commercial



THE OPPORTUNITY

Well located freestanding pub building with long term tenant; business is available for sale as separate transaction (different seller but completely amicable and cooperative process and preference to that scenario). Business also listed on MLS with C&W.

Great neighbourhood with prominent exposure, ample parking and Highway access/ egress adjacent. This is perfect for an owner operator. Building is well maintained and shows well. Tenant has 1st right of refusal, but is not interested as is selling business.



LOCATION

Kamloops, BC

A winning location for a thriving business:

Nestled in the heart of British Columbia's interior, Kamloops is a vibrant and growing city known for its dynamic lifestyle, welcoming community, and thriving tourism economy. But what truly sets Kamloops apart is its proud designation as Canada's Tournament Capital—a title earned through decades of strategic investment in world-class sports infrastructure, community engagement, and a climate that supports year-round events.

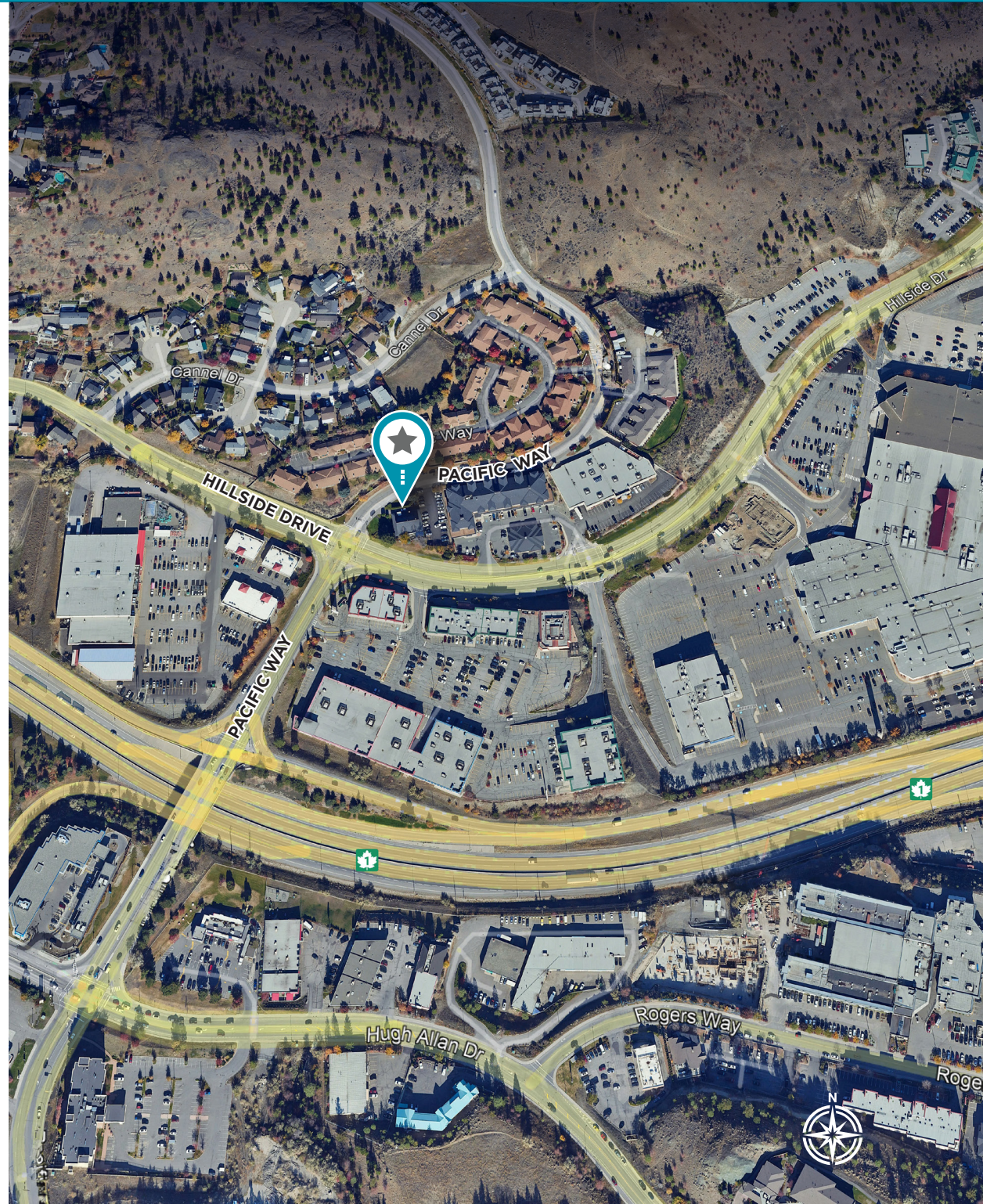
Kamloops hosts over 100 tournaments annually, drawing athletes, families, and spectators from across the country. From the Tournament Capital Centre and McArthur Island Park to the Sandman Centre and Tournament Capital Ranch, the city boasts over \$50 million in state-of-the-art facilities that support everything from curling and hockey to soccer and swimming. Major events like the Scotties Tournament of Hearts, Memorial Cup, and Canada 55+ Games have all chosen Kamloops as their stage.

The city is now preparing for its next major leap in recreation infrastructure with the planned Arena Multiplex, a multi-rink complex to be built on City-owned land at 2070 Hillside Drive, adjacent to Kenna Cartwright Nature Park. This facility will feature four new ice sheets, seating for 1,500 spectators, modern change rooms, a fitness centre, multi-purpose rooms, and a branch of the Thompson-Nicola Regional Library. With 700 parking stalls and proximity to hotels and retail, the Arena Multiplex will significantly expand Kamloops' capacity to host events and serve the local community.

This influx of visitors fuels a robust sports tourism economy, generating millions in annual revenue and creating a consistent demand for hospitality services. 1797 Pacific Way, a well-established local favourite, is positioned to capitalize on this steady stream of traffic. Located near Trans Canada Highway access/egress points, it offers excellent visibility and accessibility for both locals and visitors.

Beyond sports, Kamloops offers a rich lifestyle that blends outdoor adventure with urban charm. Visitors and residents alike enjoy hiking, golfing, wine tasting, and exploring local galleries and theatres. The city's sunny climate, easy accessibility via major highways and daily flights, and friendly, laid-back vibe make it a top destination for both tourism and relocation.

In addition to this real estate opportunity, the operating business can be acquired via a completely separate transaction with the owners of the business. The business is also listed for sale on MLS with Cushman & Wakefield ULC, and the opportunity to acquire both components simultaneously is welcomed by the sellers of each. The business is listed for \$1,500,000.





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CONTACT INFORMATION

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