

FOR SALE

1400 CHIEF LOUIS WAY, KAMLOOPS, BC
HIGH EXPOSURE INDUSTRIAL LAND



CHIEF LOUIS WAY

YELLOWHEAD HIGHWAY

CHIEF LOUIS WAY

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THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer for sale the leasehold interests in 1400 Chief Louis Way, Kamloops (the "Property"). Available for vacant possession on completion, the offering allows owner-occupiers or investors seeking cash flow to capitalize a high exposure property with 3.00 acres of land and endless opportunities.

The Property is approximately 3.00 acres in size with various outbuildings for storage and an office trailer. Located immediately adjacent to the Yellowhead Highway, the Property benefits from excellent access to many major arterials which will drive growth in the immediate area for decades to come. As currently primarily land, the Property features the opportunity to construct additional buildings, display inventory, fleet parking or yard storage of materials.

PROPERTY HIGHLIGHTS

- Land Lease expiry April 30, 2067 (Approx. 41 years). Extension potential please Contact Listing Agent
- 5 year rent term renewed May 1, 2023
- Available vacant on completion,, approximately 3.00 acres of land available May 1, 2026
- Low site coverage property
- High exposure to Southern Yellowhead Highway 5
- Fully fenced and crushed gravel base

PURCHASE PRICE

\$1,950,000



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