



FOR SALE

1298B / KOOTENAY WAY
KAMLOOPS, BC

LOCK & KEY MINI STORAGE INC.
201 STORAGE UNITS ON 2.45 ACRES



PROPERTY HIGHLIGHTS

Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to acquire a pre-paid leasehold interest in 1298B Kootenay Way, Kamloops, BC along with the business assets associated with Lock & Key Mini Storage Inc. (collectively the “Property”). The Property offers prospective owner operators and investors a highly sought after and strategically located mini storage business with an unmatched growth opportunity. The close proximity to major transportation routes, namely Highway 5 North (Yellowhead) and the Trans Canada Highway, provides easy access to all areas of the Kamloops and the Interior of BC.

The Lock & Key Mini Storage Inc. is a highly successful mini storage operation with tremendous growth potential. Currently with 201 storage units (traditional mini warehouses & outside storage) the 2.45 acre property allows for an immediate expansion by adding sea containers or constructing new mini warehouses. With a fully automated electronic gate, Sitelink Software by Storable the operations can be managed from afar creating an excellent opportunity for an investor seeking a turn-key investment.

SALIENT DETAILS

SITE AREA	2.45 Acres
UNIT MIX	<p>Sea Containers 8' x 20': 11 8' x 40': 2</p> <p>Storage Units 5' x 10': 29 10' x 10': 62 10' x 15': 5 10' x 20': 5</p> <p>Vehicle/RV 10' x 15': 2 10' x 20': 15 10' x 25': 6 11' x 25': 9 10' x 30': 3 11' x 30': 1 10' x 40': 22 11' x 40': 27 12' x 40': 2</p> <p>Total: 201 Units</p>
FINANCIAL	Confidential Information Memorandum available upon execution of a confidentiality agreement
AVAILABILITY	Upon Completion
SALE PRICE	\$3,750,000 \$3,550,000



Underutilized site with significant revenue upside



Ability to construct 5 more warehouse buildings



Fully fenced and secured



Sitelink Software by Storable in place for ease of daily operation



3 Mini Warehouse Buildings



Electronic/remote entry and exit



Building construction completed in 2021



Completely “turn-key” operation, with immediate upside



Multiple residential neighborhoods nearby



High exposure signage with advertising contract in place



High quality security camera with patrol contract in place



LOCK & KEY MINI STORAGE INC.

PROPERTY IMAGES



LOCK & KEY MINI STORAGE INC.

PROPERTY LOCATION



**FOR MORE
INFO, CONTACT:**

BLAKE GOZDA

Personal Real Estate Corporation
Senior Vice President
+1 604 608 5971
blake.gozda@cushwake.com

Cushman & Wakefield
700 West Georgia Street
Suite 1200
Vancouver, BC V7Y 1A1
cushmanwakefield.com



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1298B / **KOOTENAY WAY**
KAMLOOPS, BC

Better never settles