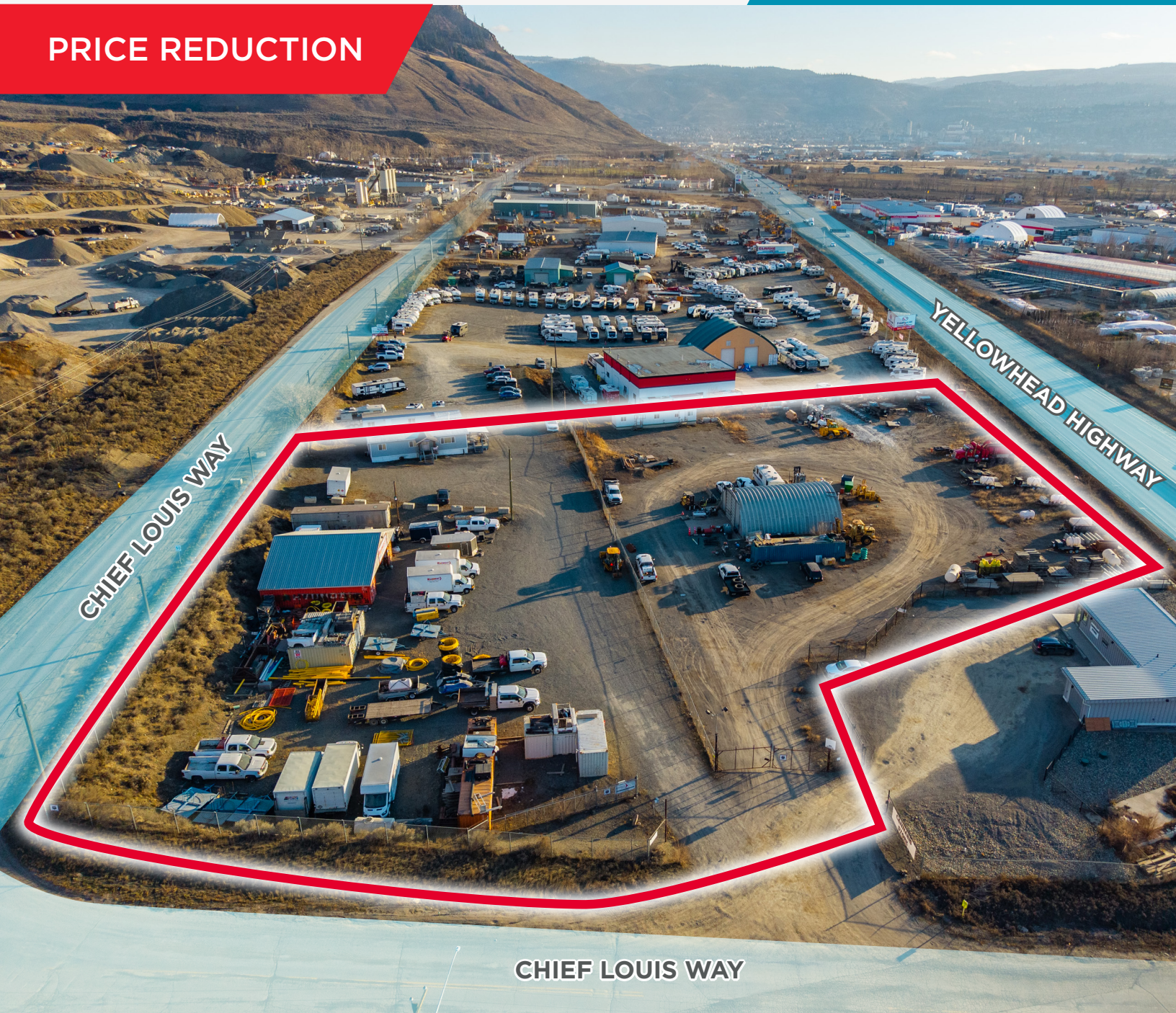


FOR SALE OR LEASE

1400 CHIEF LOUIS WAY, KAMLOOPS
HIGH EXPOSURE INDUSTRIAL LAND



PRICE REDUCTION



BLAKE GOZDA
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FOR SALE OR LEASE

1400 CHIEF LOUIS WAY, KAMLOOPS
HIGH EXPOSURE INDUSTRIAL LAND



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 to capitalize on a high exposure property with 3.0 acres of land and endless opportunities.

The Property is approximately 3.0 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)
- 5-year rent term renewed May 1, 2023
- Low site coverage property
- High exposure to Southern Yellowhead Highway 5
- Fully fenced and crushed gravel base

PURCHASE PRICE

~~\$1,950,000~~ **\$1,650,000**

Available on lease basis - \$1.00 PSF of yard area



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