



765 McGill Road 101 Kamloops British Columbia

\$539,000

Rare opportunity to own a highly improved commercial VIEW strata unit at 765 McGill Road, directly across from the university & situated along a busy Sahali shopping district with excellent visibility, convenient access, lots of parking & strong surrounding commercial activity. Well suited to owner-occupier, professional practice or personal-service business. This unit also has the unique feature of being zoned to allow for a Primary Liquor license establishment. The space features built-in cabinetry, 3 sinks, washer/dryer, bar fridge, extensive electrical including floor-mounted power, Exterior patio with exterior electrical, wheelchair accessibility, controlled front entry, unit-specific HVAC and a 4-camera app-based Arlo security system. McGill-facing complete TV systems hard wired thru built-in cabinetry with custom rotating mounts for interior/exterior display/marketing. Building amenities incl. gym, courtyard and second-floor conference rm. Open client parking is available in designated areas immediately adjacent to 755/765 McGill for up to 2 hrs, with longer stays possible. One underground parking stall is also included with the unit. Winter snow removal is provided for common areas. The CD2 zoning allows for liquor-primary use, subject to approval by the applicable municipal and provincial governing authorities. Smoking is allowed on the unit's patio. Strata fee: \$308.88. GST applicable. Buyer to confirm listing details if important. Don't miss this chance to own! (id:6769)

Listing Presented By:



Originally Listed by:
REMAX Kamloops



Royal

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