



# 1410 PEARSON Place 103 Kamloops British Columbia

\$1,125,000

Exceptional opportunity to own a versatile industrial/commercial strata unit in the highly desirable Lower Aberdeen industrial area. Offering approximately 3,756 leaseable sqft, this well-designed space features a strong existing tenant already in place, making it an attractive investment opportunity or future owner-user option. The building offers impressive functionality with 20' ceilings, two oversized overhead doors measuring 12' x 12' and 14' x 13.5', excellent access, ample parking, and floor drains throughout the shop/warehouse area. The layout includes multiple office spaces, washrooms, and a kitchen area, providing a comfortable and efficient setup for a variety of commercial or industrial uses. Power requirements are well covered with 200 amp three-phase service, while the shop and warehouse benefit from efficient natural gas radiant heat and the office/mezzanine area is serviced by rooftop HVAC. An added bonus is the side yard storage area measuring approximately 37' x 18', offering valuable additional exterior storage space rarely found in strata properties. Centrally located with convenient access to major routes, this is a rare chance to secure a high-quality industrial strata property in one of Kamloops' most sought-after commercial locations. (id:6769)

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Originally Listed by:

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