



1383 McGill Road 106 Kamloops British Columbia

\$709,900

Well-located commercial strata unit in the established McGill Road corridor, surrounded by long-standing professional and trade businesses. This flexible, move-in ready space is well suited for business owners, contractors, or investors seeking a practical property in a proven commercial area of Kamloops. The unit offers a two-level layout with a professional office area at the front and a large service bay, creating natural separation between administrative and operational space. The multi-level configuration provides added flexibility and future opportunity, allowing owners to adapt the space to their business needs. Recent cosmetic upgrades have been completed, resulting in a refreshed, turnkey environment with minimal work required for occupancy. The property is equipped with two furnaces and one hot water tank, supporting comfortable and efficient use throughout. Zoned I1S - Industrial Park, the area is intended to support light industrial and compatible commercial uses within a well-planned business environment. Buyers are encouraged to independently verify zoning, strata bylaws, permitted uses, occupancy limits, and any required approvals to ensure the property aligns with their intended use. With strong access, visibility, and a mix of established neighbouring businesses, this is a solid option for owner-occupiers or those seeking a stable commercial investment. All information is deemed reliable but not guaranteed and should be independently verified by the Buyer. (id:6769)

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty

<http://jerrivan.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca