



2095 TRANS CANADA Highway Kamloops British Columbia

\$6,999,000

Rare opportunity! 5.95 Cap rate. Profitable Kamloops Self-Storage facility. Average recent revenue of approx \$600,000 with 2025 revenue of \$605,000 and room for growth. 503 units on 2.08 acres of freehold land, total rentable area of 45,546 sq ft. Great location near higher end residential area, commercial area, Thompson Rivers University and New Gold/Highland Valley Copper mines. Operating expenses approx \$189,000 (id:6769)

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.