



281 VICTORIA Street Kamloops British Columbia

\$3,650,000

Excellent investment or holding opportunity in the heart of Kamloops! 281 Victoria St. W. offers 12,000+ sq.ft. of leasable space on nearly 0.75 acres of C-3 Highway Commercial zoned land. This mixed-use property features six commercial units (previously seven) and three well-maintained residential apartments ranging from 600-750 sq.ft. Commercial tenants include a mix of retail, office, service, and light industrial uses such as a mechanic, restaurant, tattoo shop, and beauty supplier, with unit sizes from approx. 900-3,500 sq.ft. Built in the mid-1960s with concrete and wood frame construction, the property has seen numerous updates over the years. Ceiling heights vary from 8' to 16', and the site offers excellent frontage and level access along W. Victoria St. for both vehicles and pedestrians. Strategically located minutes from the downtown core and City Hall, and less than 100 meters from the merging of the North and South Thompson Rivers, Kamloops receives over 2000 hours of annual sunshine, making it one of the sunniest communities in all of Canada. This is a rare chance to acquire a strategically positioned, income-producing asset with an attractive cap rate and strong long-term potential in one of Kamloops' most accessible and visible corridors. Incredibly high vehicular count. Call the LB for full details--make 281 Victoria St. W. part of your investment portfolio today! (id:6769)

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty

<https://www.kamloopsrealestateagent.com/>



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.