



## 281 VICTORIA Street Kamloops British Columbia

\$3,475,000

Prime holding (Currently commercial industrial strip mall with residential component) and/or redevelopment opportunity positioned in one of Kamloops' most active and evolving corridors. Offering over 12,000 sq.ft. of leasable area on nearly 0.75 acres of C6 Arterial Commercial zoned land, creating immediate income with clear long-term upside. The existing mixed-use complex is well maintained and configured with six commercial units plus three residential apartments ranging from approximately 600-750 sq.ft. Commercial spaces vary from 900-3,500 sq.ft. and are occupied by an established mix of retail, service, office, and light industrial users, providing a diversified and stable revenue stream. Constructed with a blend of concrete and wood-frame, the building has seen ongoing improvements over time and features ceiling heights from 8'-16', functional layouts, and easy access for both customers and service vehicles. The property benefits from strong frontage and exposure along West Victoria Street, a high-traffic route connecting key areas of the city. Centrally located just minutes from the downtown core, City Hall, and the Thompson River confluence, this site is ideally positioned for future intensification. The combination of flexible zoning, generous site size, and strategic location presents compelling redevelopment potential while generating income in the interim. A rare chance to secure a well-located asset with both current performance and future growth built in. (id:6769)

Listing Presented By:



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