



EMPOWERING  
FUN DYNAMIC INCLUSIVE  
**STRIDE** COMMUNITY  
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**STRIDE**  
SPIN STUDIO

## 369 ST PAUL Street Kamloops British Columbia

\$25

Prime Downtown Commercial Space for Lease - 369 St. Paul Street, Kamloops Prime opportunity to lease an approximately 3,211 sq. ft. main-level commercial space in a high-traffic downtown Kamloops location. Situated on St. Paul Street and across from the proposed new Arts Centre, this property offers excellent visibility, strong pedestrian traffic, and close proximity to parks, schools, shopping, restaurants, recreation, and public transit. Zoned CBD, the property allows for mixed-use commercial and residential development, making it suitable for a wide range of uses including retail, hospitality, medical, wellness, fitness, office, or professional services. The space has been beautifully renovated with new flooring, fresh paint, and modern finishes, creating a bright and move-in-ready environment. The functional layout includes a reception/front desk area, large waiting area, full bathroom plus an extra fully wheelchair-accessible washroom. At the rear of the unit is a warehouse area with mezzanine and loading ramp, along with a studio style space suitable for staff use, storage, or additional office or treatment room. Additional features include street parking, designated loading/loading zone, flexible floorplan, and short- or long-term lease options available. NNN estimated at \$5.00 per sq. ft. Formerly operated as a fitness studio. An excellent opportunity for businesses seeking a central, high-exposure downtown location. Contact listing agent to arrange a viewing. (id:6769)

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd



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