



# 661 Athabasca Street Kamloops British Columbia

\$1,999,000

Opportunity to acquire a 19,800 sf industrial building on 1.96 acres in Mt. Paul Industrial Park. The front warehouse offers 8,016 sf plus 471 sf of second floor office and will be vacant on sale, ideal for an owner operator seeking immediate occupancy. The rear warehouse totals 11,000 sf with 313 sf of front office space and is leased to a tenant through October 31, 2029, providing stable income. Functional layout, ample yard area, and long term flexibility allow an owner to expand into the rear space in future while benefiting from existing cash flow. Strong access and site coverage. Seller willing to entertain vendor financing terms (id:6769)

Listing Presented By:



Originally Listed by:  
REMAX Kamloops



Royal

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