



7480 Dallas Road Kamloops British Columbia

\$1,450,000

Ready-to-build commercial/industrial asset. Premier commercial/industrial development opportunity in prime location. Property was issued a building permit for a two-building small bay project similar to successful neighboring building. All development work is completed including all reports, surveys and geotechnical, civil, mechanical, plumbing, electrical and other required engineering. Building Permit was picked up and returned due to health considerations of developer. Final construction blueprints are in place. Approved plans featured a two-building, light industrial complex offering up to 12 strata-ready units ranging from approximately 1,020 square feet to 1,120 square feet plus mezz - ideal for owner occupiers or investors seeking flexible workspace solutions. Units could be combined for two 6,700 square foot buildings plus mezzanines. Rare, shovel-ready project allows quick construction start with reapplication, saving significant time and cost. Full construction drawings and permit documentation are available for qualified Buyers upon request. This property represents a turnkey commercial/industrial development opportunity in one of Kamloops' most desirable growth corridors. Amended plans would still receive significant benefit from existing development work. Contact your Agent or the Listing Agent for the information package. (id:6769)

Listing Presented By:



Originally Listed by:
Stonehaus Realty (Kelowna)

<http://www.kaipenaluna.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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