



# 765 McGill Road 102 Kamloops British Columbia

Sahali

## \$25

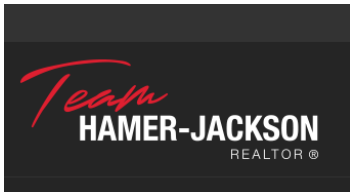


Prime 1,227 sq. ft. ground floor commercial space at 102-765 McGill, ideally positioned on a busy, high-exposure corridor. Base rent is an affordable \$2,500 and additional rent is estimated at \$10.15/SF. This fully renovated unit is meets all code compliance and offers excellent street presence with expansive frontage and direct visibility to strong pedestrian and vehicle traffic. Located directly across from Thompson Rivers University, the property benefits from consistent activity generated by students, faculty, and surrounding residential density. Ideally suited for office and medical use with a total of 3 offices, two of which are outfitted as treatment rooms with washing stations. Other perks include laundry hookups and two bathrooms. CD2 zoning allows for a wide range of commercial uses. Modern improvements, convenient access, and prominent signage opportunities make this an outstanding opportunity for new or established businesses seeking a strategic location. Available for rent June 1, 2026 (id:6769)

**Zach Anderson**

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