



**1410 PEARSON Place 103 Kamloops British Columbia**

Aberdeen

**\$1,125,000**



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

Exceptional opportunity to own a versatile industrial strata unit in the highly desirable Lower Aberdeen industrial area. Offering approximately 3,756 leaseable sqft, this well-designed space features a strong existing tenant already in place, making it an attractive investment opportunity or future owner-user option. The building offers impressive functionality with 20' ceilings, two oversized overhead doors measuring 12' x 12' and 14' x 13.5', excellent access, ample parking, and floor drains throughout the shop/warehouse area. The layout includes multiple office spaces, washrooms, and a kitchen area, providing a comfortable and efficient setup for a variety of commercial or industrial uses. Power requirements are well covered with 200 amp three-phase service, while the shop and warehouse benefit from efficient natural gas radiant heat and the office/mezzanine area is serviced by rooftop HVAC. An added bonus is the secured side yard storage area measuring approximately 37' x 18', offering valuable additional exterior storage space rarely found in strata properties. Centrally located with convenient access to major routes, this is a rare chance to secure a high-quality industrial strata property in one of Kamloops' most sought-after commercial locations. (id:6769)

**Lisa Moonie**

Royal LePage Westwin Realty

Phone: (250) 320-5301

