



104 Tranquille Road Kamloops British Columbia

North Kamloops

\$745,000



Great opportunity to purchase this centrally located commercial building which was built in 1963 as a veterinary clinic and still is to this day with a Veterinary clinic as a tenant. The current lease is in place until March 2029 with two five-year renewal options. Well laid out building with front reception, offices, exam rooms and more. There is also a self contained one bedroom suite which the current tenant uses. The land size is approximately 6880 sq ft and the building leasable area is approximately 2600 sq ft. The roof is a two-ply torch on membrane about 7 years old, Hvac unit is about one year old, the building is constructed with cinder block walls. (id:6769)

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