



## 1207B SALISH Road Kamloops British Columbia

South Kamloops

**\$1**

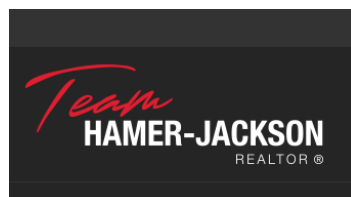


1207 Salish Road offers an opportunity to secure a long-term commercial sublease on a 3.90-acre flat, development-ready commercial/industrial site located in a rapidly growing industrial district. The property permits a broad range of commercial and light industrial uses, including shop bays, warehouse, storage, sales, and associated office and parking. The site is predominantly level and cleared, allowing for efficient site planning and phased development. Municipal water, electricity, and drainage are available at the lot line. The parcel is configured to accommodate large commercial vehicles and truck traffic and is located in close proximity to major highway corridors. Sublease term and rental structure negotiable. Annual property taxes apply. Civil works negotiable. Assignment and subletting subject to head lease and approvals. Asking \$1/sqft + NNN. (id:6769)

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