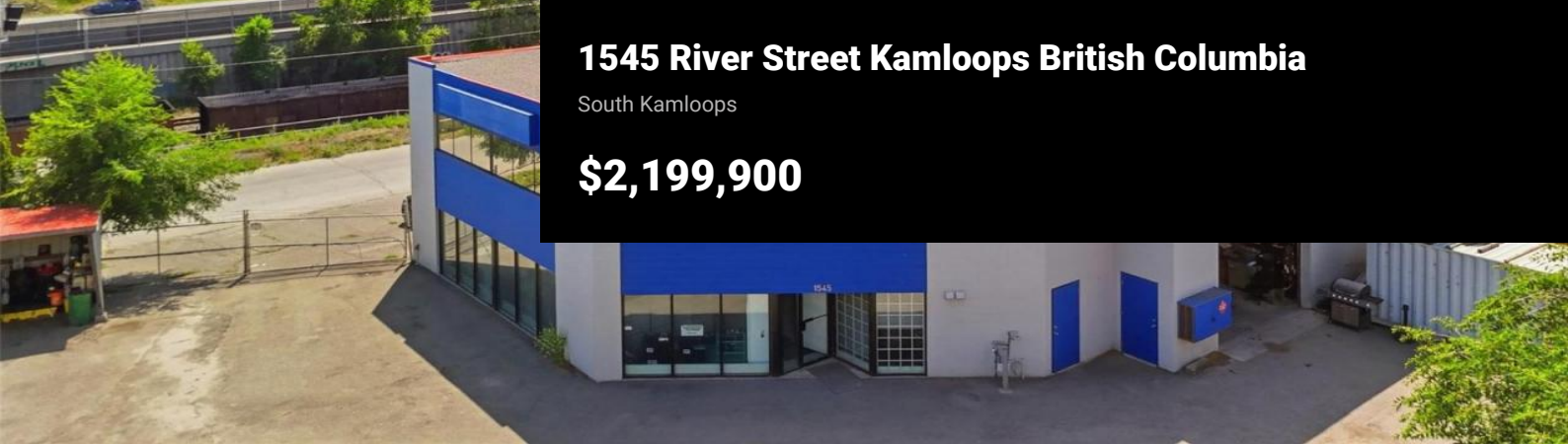




## 1545 River Street Kamloops British Columbia

South Kamloops

# \$2,199,900



Well-located C4 (Service Commercial) investment or owner-user opportunity on a 16,988 sq.ft. lot with excellent exposure to River Street, Lorne Street and the highway. This 5,185 sq.ft. building offers a functional two-storey layout consisting of 3,409 sq.ft. on the main floor and 1,776 sq.ft. of second-floor office space. The main level features a bright reception/showroom area, multiple offices, and a 28'6" x 29'5" drive-through shop with overhead doors at both ends, providing excellent access for service, warehousing or light industrial operations. The second floor offers additional private offices, boardroom space, storage and staff areas. The property benefits from access from both the front and rear, ample on-site parking, excellent visibility, and a flexible C4 zoning that accommodates a broad range of commercial uses including retail, professional offices, service commercial, warehousing and light industrial. Plenty of parking available. Plenty of windows and natural light throughout the building. 2 bathrooms. Currently leased until February 2027, providing immediate rental income with the opportunity for future owner occupancy or repositioning upon lease expiry. A versatile commercial property in a highly accessible central Kamloops location with long-term investment potential. (id:6769)

**Amanda Mitchell**

Royal LePage Westwin Realty

Phone: (250) 319-4165

<http://www.livekamloops.com/>



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

