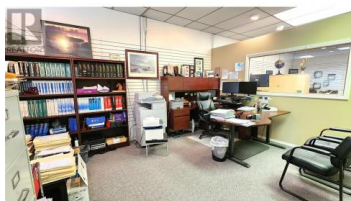


163 Victoria Street Kamloops British Columbia

South Kamloops

\$1,549,000



An exceptional opportunity to own an award-winning boutique accounting firm and a prime commercial property in downtown Kamloops. Located on the highly visible 100 block of Victoria Street, this 3-level building offers over 3,600 sq. ft. of versatile space. The 2,376 sq. ft. main floor features street access, a welcoming reception area, multiple offices, a boardroom, 2 pc bath, and generous storage—currently home to Glasskey Accounting & Associates Ltd. The second floor includes a kitchen and 3 pc bath, while the top floor offers flexible space for a variety of uses. Zoned CBD, the property supports multiple business types. Recent upgrades include a new roof (2023), hot water tank (2024), HVAC system (2024), 600-amp electrical service (2018), and a gated parking area (2023). Glasskey Accounting & Associates Ltd., established in 1997, has operated from this location for 25+ years. The firm offers comprehensive services including bookkeeping, financial statements, tax preparation, and income reporting. Offered as a share sale only, the transaction includes 100% of the shares and assets of Glasskey Accounting & Associates Ltd. as well as 100% of the shares in the holding company for the property, Looney Reloaded Inc. Both companies to be purchased together. (id:6769)



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