



281 VICTORIA Street Kamloops British Columbia

South Kamloops

\$3,650,000



Excellent investment or holding opportunity in the heart of Kamloops! 281 Victoria St. W. offers 12,000+ sq.ft. of leasable space on nearly 0.75 acres of C-3 Highway Commercial zoned land. This mixed-use property features six commercial units (previously seven) and three well-maintained residential apartments ranging from 600-750 sq.ft. Commercial tenants include a mix of retail, office, service, and light industrial uses such as a mechanic, restaurant, tattoo shop, and beauty supplier, with unit sizes from approx. 900-3,500 sq.ft. Built in the mid-1960s with concrete and wood frame construction, the property has seen numerous updates over the years. Ceiling heights vary from 8' to 16', and the site offers excellent frontage and level access along W. Victoria St. for both vehicles and pedestrians. Strategically located minutes from the downtown core and City Hall, and less than 100 meters from the merging of the North and South Thompson Rivers, Kamloops receives over 2000 hours of annual sunshine, making it one of the sunniest communities in all of Canada. This is a rare chance to acquire a strategically positioned, income-producing asset with an attractive cap rate and strong long-term potential in one of Kamloops' most accessible and visible corridors. Incredibly high vehicular count. Call the LB for full details--make 281 Victoria St. W. part of your investment portfolio ...



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