



## 369 St. Paul Street Kamloops British Columbia

South Kamloops

**\$1,999,999**



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

Investor and Developer Alert! Updated building with a new roof 3 years ago, situated on highly exposed St. Paul Street in downtown Kamloops. The building was upgraded with a new roof 3 years ago. The building currently has 2 separate sides; however, the whole building could be utilized for a single use, with a total of 5235 leasable square footage. The building includes a large storage warehouse area in the back with a mezzanine floor and a loading ramp. Grade A location with the potential of a brand new Arts Centre to be built directly across the street. CBD zoning, which can be developed into a mixed-use development (Residential and Commercial). Located in the heart of downtown Kamloops, 369 St Paul St offers an exceptional opportunity for owner-occupiers seeking a strategic and vibrant location. This property is situated amidst a bustling commercial hub, providing access to a diverse clientele and a dynamic business environment. Key Features: Central Location - property benefits from high foot traffic and is surrounded by a variety of businesses including retail shops, hotels, restaurants, daycares, public transport and apartments. Versatile Space - The property's layout is designed to accommodate a range of business types, offering flexible interior configurations to suit your specific business needs. Whether you're in retail, hospitality or professional services, this...

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