



## 386 Tranquille Road Kamloops British Columbia

North Kamloops

**\$1,598,888**



Excellent redevelopment opportunity along the highly visible Tranquille corridor. This centrally located mixed-use property is fully tenanted and consists of two street-front commercial units with three residential units above, offering immediate holding income. The building provides approximately 4,780 sq. ft. of gross leasable area (approximately 5,000 sq. ft. total) and sits on an 11,819 sq. ft. parcel with access from both Tranquille Road and Hilltop Avenue. Zoned CNS, the property allows for a wide range of future redevelopment options including mixed-use commercial/residential, hotel, office, and retail uses. Current commercial leases in place providing flexibility for future planning. Municipal tax incentives are available for qualifying redevelopment projects. Located in an area undergoing significant revitalization, this property presents a rare opportunity to secure a strategic asset on the North Shore with strong long-term upside. Ideal for investors or developers seeking income today with redevelopment potential tomorrow. (id:6769)

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