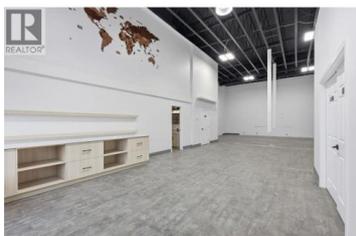




962 Laval Crescent 4 Kamloops British Columbia

Dufferin/Southgate

\$18



Well-positioned 1,711 SF industrial unit available for sublease in the highly desirable Laval Industrial Area. Previously utilized as a cabinetry showroom, the space offers a clean and professional layout suitable for showroom, light industrial, service commercial, or office-warehouse users. The unit features: 21.2 ft ceiling height Overhead garage door access One (1) 2-piece washroom Small kitchenette area Functional open layout with showroom potential Located within an established industrial and service commercial corridor, the property benefits from strong surrounding businesses and continued development activity in the Laval area. Convenient access and practical industrial features make this an excellent opportunity for contractors, trades, distribution, or specialty retail users seeking a professional presence. Sublease term available through November 30, 2028, subject to landlord approval. Base Rent: \$18.25 per sq.ft. per annum Additional Rent: Triple Net plus 3% management fee Contact listing agent for full lease details and operating cost estimates. (id:6769)

Harman Lidder

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