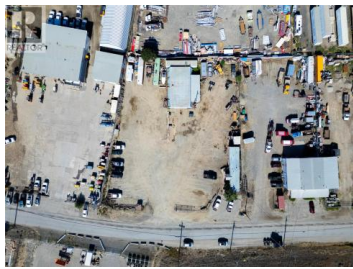




742 Athabasca Street Kamloops British Columbia

South Kamloops

\$898,000



Welcome to Mount Paul Industrial Park! Situated on just over 1 acre, 742 E Athabasca Street offers an exceptional opportunity for industrial use. The 60' x 40' shop provides approximately 2,400 sq. ft. of functional workspace, including 380 sq. ft. of office space. Features include 200-amp service, a heated storage room, fluorescent lighting, halide hi-bays, and a 3-piece bathroom with shower. The main office building adds an additional 924 sq. ft. and is perfectly suited for administrative operations and client-facing business needs. Inside, you'll find a welcoming reception area, three private offices, a 2-piece bathroom, and laundry hookups, creating a professional and practical work environment. The property also offers ample onsite parking for trucks, vehicles, and heavy equipment, with a layout designed for easy offloading and maneuvering of transport rigs. Its versatility makes it ideal for accommodating oversized equipment, materials, and a wide range of industrial operations. Located in a high-demand industrial hub, this property benefits from convenient access to major transportation routes, highways, and supply chain networks, while maintaining strong connectivity to surrounding businesses and services. More than just a property, 742 E Athabasca Street is a fully equipped and versatile industrial space ready to support the growth and success of your business. Call...



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