



# 1383 McGill Road 104 Kamloops British Columbia

\$690,000

Positioned in the heart of Kamloops' sought-after McGill Corridor, Unit 104 at the McGill Business Centre presents an exceptional opportunity to invest in prime industrial real estate. This vibrant, central location is widely recognized as a strategic hub for trades and professionals of all kinds—offering unparalleled access to key suppliers, service providers, transportation routes, and the broader Southgate Industrial area. For all intents and purposes, this location is at the centre of town, allowing businesses to efficiently serve clients across the city and beyond. Whether you're a contractor, service provider, entrepreneur or investor seeking functional, flexible space, this light industrial strata unit is designed to adapt to your needs. Featuring a combined 2,000 sq. ft. of usable space—538 sq. ft. on the main level, 538 sq. ft. upstairs, and a 839 sq. ft. warehouse with nearly 19' ceilings and a 14' grade-level overhead door—this unit supports a wide range of business operations. Long-term tenancy in place adds fantastic investment value. Don't miss the chance to secure a foothold in one of Kamloops' most connected commercial corridors. Call today for more details and a private viewing. (id:6769)

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty

<https://www.kamloopsrealestateagent.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com