



## 1295 12TH Street 105 Kamloops British Columbia

\$265,000

Rarely available and one of the few commercial properties that serve the neighbourhood and those who utilize Parkcrest as their primary route of transportation, this has been the home of a successful local pet grooming business of 22+ years. The corner-lot complex on two high traffic streets features large south-facing storefront, with ample shared parking, giving easy access to patrons from three directions, as the residents of Kamloops demand. This opportunity to add another, or your first commercial property to your portfolio, comes with the longtime occupant and seller as your tenant, paying you current market rents, allowing you to see gains from the day it becomes yours. The unit contains 1206 square feet of usable commercial space, including a back office space with windows that look out towards the working area, a restroom, and additional water source (bathtub), and a furnace in the unit allowing you control, and hot water tank. DO NOT APPROACH STAFF - Please get in touch with your agent to set up your private showing, or call the Listing Agent at 250.851.6005. (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)

<http://rodbranch.com/>



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