

1298B Kootenay Way Kamloops British Columbia

$3,600,000

Established self-storage opportunity on approximately 2.47 acres at 1298B Kootenay Way in Kamloops. Located near Highway 5 and the Halston Connector, the property combines drive-up storage units, shipping-container storage and outdoor parking for RVs, boats, trailers and other vehicles. Multiple storage formats accommodate a range of customer needs, while an existing billboard licence agreement provides an additional revenue source. Storage buildings feature individual roll-up doors and convenient ground-level access throughout the gravelled site. Situated on Tk'emlúps te Secwépemc lands, the property is held through registered head-lease and sublease interests extending to February 2096, with approximately 69 years remaining. The head lease provides for prepaid rent for its term, with property taxes and other obligations separate. An opportunity to acquire an operating storage business with long-term leasehold tenure in an accessible commercial location. Financial information and supporting documentation are available to qualified purchasers upon signing a confidentiality agreement. All inquiries and viewings must be arranged through the listing representatives. Please do not approach staff or occupants. (id:6769)

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