



## 281 VICTORIA Street Kamloops British Columbia

\$3,475,000

Prime holding (Currently commercial industrial strip mall with residential component) and/or redevelopment opportunity positioned in one of Kamloops' most active and evolving corridors. Offering over 12,000 sq.ft. of leasable area on nearly 0.75 acres of C6 Arterial Commercial zoned land, creating immediate income with clear long-term upside. The existing mixed-use complex is well maintained and configured with six commercial units plus three residential apartments ranging from approximately 600-750 sq.ft. Commercial spaces vary from 900-3,500 sq.ft. and are occupied by an established mix of retail, service, office, and light industrial users, providing a diversified and stable revenue stream. Constructed with a blend of concrete and wood-frame, the building has seen ongoing improvements over time and features ceiling heights from 8'-16', functional layouts, and easy access for both customers and service vehicles. The property benefits from strong frontage and exposure along West Victoria Street, a high-traffic route connecting key areas of the city. Centrally located just minutes from the downtown core, City Hall, and the Thompson River confluence, this site is ideally positioned for future intensification. The combination of flexible zoning, generous site size, and strategic location presents compelling redevelopment potential while generating income in the interim. A rare chance to secure a well-located asset with both current performance and future growth built in. (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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.