



## 281 VICTORIA Street Kamloops British Columbia

\$3,475,000

Prime investment and redevelopment opportunity in one of Kamloops' busiest commercial corridors. Currently operating as a well-maintained mixed-use complex, the property offers over 12,000 sq. ft. of leasable space on nearly 0.75 acres of C6 Arterial Commercial zoned land, providing immediate income along with significant long-term potential. The existing building includes 6 commercial units and 3 residential apartments ranging from approximately 600-750 sq. ft. Commercial spaces range from approximately 900-3,500 sq. ft. and are occupied by a diverse mix of established retail, service, office, and light industrial tenants, creating a stable and diversified revenue stream. Built with a combination of concrete and wood-frame construction, the property has benefited from ongoing improvements and offers functional layouts, ceiling heights ranging from 8'-16', and convenient access for customers, tenants, and service vehicles. Located along West Victoria Street, the property enjoys excellent frontage and visibility on a high-traffic route connecting several key areas of the city. Its central location places it just minutes from downtown, City Hall, and the confluence of the North and South Thompson Rivers. With flexible C6 zoning, a generous site, strong exposure, and an established income-producing configuration, this property offers an excellent opportunity to hold, operate, and potentially intensify in the future. (id:6769)

Listing Presented By:



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