



369 St. Paul Street Kamloops British Columbia

\$1,999,999

Investor and Developer Alert! Updated building with a new roof 3 years ago, situated on highly exposed St. Paul Street in downtown Kamloops. The building was upgraded with a new roof 3 years ago. The building currently has 2 separate sides; however, the whole building could be utilized for a single use, with a total of 5235 leasable square footage. The building includes a large storage warehouse area in the back with a mezzanine floor and a loading ramp. Grade A location with the potential of a brand new Arts Centre to be built directly across the street. CBD zoning, which can be developed into a mixed-use development (Residential and Commercial). Located in the heart of downtown Kamloops, 369 St Paul St offers an exceptional opportunity for owner-occupiers seeking a strategic and vibrant location. This property is situated amidst a bustling commercial hub, providing access to a diverse clientele and a dynamic business environment. Key Features: Central Location - property benefits from high foot traffic and is surrounded by a variety of businesses including retail shops, hotels, restaurants, daycares, public transport and apartments. Versatile Space - The property's layout is designed to accommodate a range of business types, offering flexible interior configurations to suit your specific business needs. Whether you're in retail, hospitality or professional services, this space can be tailored to enhance your operations and establish a strong presence in Kamloops. (id:6769)

Listing Presented By:



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