



369 ST PAUL Street Kamloops British Columbia

\$25

Freshly updated and move-in ready, this approximately 2,870 sq. ft. main-level commercial space offers an exceptional leasing opportunity in the heart of downtown Kamloops at 369 St. Paul Street, directly across from the proposed new Arts Centre. The space has recently undergone major updates and has been fully cleared out, with interior walls and previous studio areas removed to create a bright, open-concept layout with excellent flexibility for a variety of business uses. Zoned CBD, this high-exposure property is ideal for office, retail, warehouse/showroom, medical clinic, wellness centre, veterinary hospital, daycare/child care facility, fitness, and professional services. Features include updated flooring, fresh paint, modern finishes, reception/front desk area, spacious customer or waiting area, two large washrooms including one fully wheelchair-accessible washroom, rear warehouse/storage area, and flexible floorplan options. Located in a high-traffic area with excellent visibility, strong pedestrian traffic, and close proximity to shopping, restaurants, parks, schools, recreation, and public transit. Short- or long-term lease options available. Estimated NNN is \$5.00 per sq. ft. Excellent opportunity to secure a versatile and newly updated downtown commercial space. Contact listing agent to arrange a viewing. (id:6769)

Listing Presented By:



Originally Listed by:
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