



## 435 Chilcotin Road Kamloops British Columbia

\$2,300,000

An exceptional opportunity to purchase a modern 9,600 sq/ft industrial building on nearly 1 acre of prime, high-visibility land in one of the city's most desirable light industrial areas. This two-level facility features an impressive reception area with high ceilings, 8 private offices, large boardroom, 3 bathrooms, and a full lunchroom. The shop includes 3 overhead doors (16', 16' and 14'), dedicated CNC area, storage spaces, and a large mezzanine. Currently used as a sign shop but suitable for many industrial or light manufacturing uses. Excellent layout, modern finishings, and versatile working areas throughout. Easy public access and great drive by traffic. Flexible possession; seller may consider a short leaseback while securing their next location. A rare opportunity that doesn't come up often. All tours must be by appointment only, contact the Listing Agent to arrange. (id:6769)

Listing Presented By:



Originally Listed by:

Re/Max Alpine Resort Realty Corp.



Royal

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