



## 554 Tranquille Road Kamloops British Columbia

\$20

1,507sqft of office or retail space located along the Tranquille corridor. Off-street parking for two vehicles, plus an abundance of street parking. On city bus route and next to a new apartment building. Located 1 block away from Northhills Shopping Mall and strategically located within 4 blocks of over 300 units currently under construction. Immediate occupancy ok. Estimated common costs for 2025 are \$7/sqft and include city water, city sewer, insurance, R&M, city taxes. Hydro, gas, telephone and internet extra. 1,728sqft (neighbouring unit) also available for lease and could be combined. CNS Zoning allows for animal grooming, educational use, financial office, pub, office, worship services, recreational, restaurant, cafe, liquor sales, retail, technology centre, vet clinic. (id:6769)

Listing Presented By:



Originally Listed by:  
Brendan Shaw Real Estate Ltd.

<http://www.bsre.ca/>



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