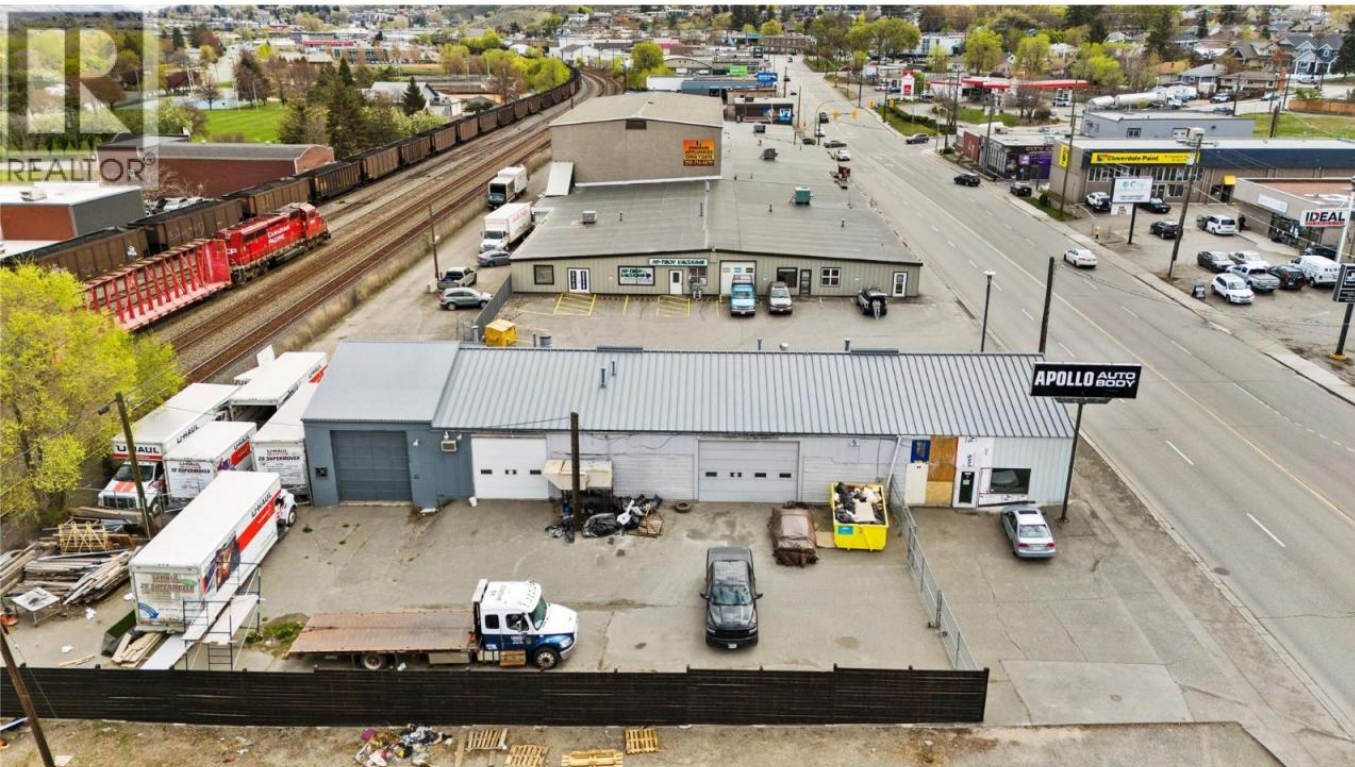




## 904 Victoria Street Kamloops British Columbia

\$18

Position your business for success with this high-exposure commercial opportunity in the heart of downtown Kamloops. Situated along busy Victoria Street, this property benefits from excellent visibility and steady traffic flow, supported by flexible C6 arterial zoning that accommodates a wide variety of commercial uses. The building offers approximately 5,000 square feet of functional shop space, complemented by a 1,000 square foot mezzanine ideal for storage. The space includes three large bay doors and is serviced by robust three-phase 600 amp power, making it well-suited for autobody, automotive, or light industrial operations. In addition, the property features 5,000 square feet of secure, fenced yard space--perfect for vehicle storage, equipment, or outdoor workspace. Available July 1st, this versatile property presents a rare opportunity to secure a centrally located, high-utility space. Additional rent is estimated at \$7.00 per square foot. (id:6769)

Listing Presented By:



Originally Listed by:  
REMAX Kamloops



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