



## 3355 Sugarloaf Road Kamloops British Columbia

\$6,500,000

A unique industrial property adjacent to the junction of the Trans-Canada (Highway 1) and Coquihalla (Highway 5) in Kamloops, with excellent exposure to both roads. Rare opportunity to acquire over 14 acres of level industrial land in the Iron Mask area, offering exceptional access and visibility. 3355 Sugarloaf Rd (PID 004-044-517) and 1625 Lucky Strike Pl (PID 025-412-329) must be sold together under a registered covenant requiring common ownership. Together they provide approx. 14.26 acres, featuring I-1 Light Industrial and I-2 General Industrial zoning. 3355 Sugarloaf Rd (6.15 ac) includes multiple shops and support structures totaling approx. 13,000 ft<sup>2</sup>: office, washrooms, utility and electrical buildings, warehouse, metal shop with lean-to, coverall enclosure, and 3-bay auxiliary shop. 1625 Lucky Strike Pl (8.11 ac) includes an 8,480 ft<sup>2</sup> 4-bay shop with 20 ft ceilings, propane heat, and three-phase power supplied from the Sugarloaf site. City water is available at the lot line; currently utilize cisterns for water supply. Level topography, excellent yard space, and easy highway access make this a prime location for owner-users or developers seeking large, serviceable industrial land in a growing area. Inclusions/Exclusions: To be negotiated. (id:6769)

Listing Presented By:



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