



742 Athabasca Street Kamloops British Columbia

\$1,100,000

Welcome to Mount Paul Industrial Park! Situated on just over 1 acre, 742 E Athabasca Street presents an excellent opportunity for industrial use. The 60' x 40' shop offers approximately 2,400 sq. ft. of workspace, including 380 sq. ft. of office area. Features include 200-amp service, a heated storage room, fluorescent lighting, halide hi-bays, and a 3-piece bathroom with shower. The main office building provides an additional 924 sq. ft., ideal for administrative operations and client care. It includes a reception area, three offices, a 2-piece bathroom, and laundry hookups, ensuring a professional and functional environment for day-to-day business needs. Ample onsite parking accommodates trucks, vehicles, and heavy equipment, while the property's layout allows for efficient offloading and maneuvering of transport rigs, offering flexibility for oversized equipment and materials. Located in a busy industrial hub, this property provides easy access to major transportation routes, highways, and supply chain networks, with strong connectivity to neighbouring businesses and beyond. In short, this is more than just a property, it's a fully equipped, versatile industrial space ready to support and grow your business. Call today for more details! (id:6769)

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