



## 7480 Dallas Road Kamloops British Columbia

\$1,450,000

Ready-to-build commercial/industrial asset. Premier commercial/industrial development opportunity in prime location. Property was issued a building permit for a two-building small bay project similar to successful neighboring building. All development work is completed including all reports, surveys and geotechnical, civil, mechanical, plumbing, electrical and other required engineering. Building Permit was picked up and returned due to health considerations of developer. Final construction blueprints are in place. Approved plans featured a two-building, light industrial complex offering up to 12 strata-ready units ranging from approximately 1,020 square feet to 1,120 square feet plus mezz - ideal for owner occupiers or investors seeking flexible workspace solutions. Units could be combined for two 6,700 square foot buildings plus mezzanines. Rare, shovel-ready project allows quick construction start with reapplication, saving significant time and cost. Full construction drawings and permit documentation are available for qualified Buyers upon request. This property represents a turnkey commercial/industrial development opportunity in one of Kamloops' most desirable growth corridors. Amended plans would still receive significant benefit from existing development work. Contact your Agent or the Listing Agent for the information package. (id:6769)

Listing Presented By:



Originally Listed by:  
Stonehaus Realty (Kelowna)

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



**Royal LePage Locations West Realty**

484 Main Street, Penticton, BC,

Phone: 250-493-2244  
[tammykozari@gmail.com](mailto:tammykozari@gmail.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.