

FOR SALE



MULTI-TENANT INVESTMENT PROPERTY IN THE HEART OF KAMLOOPS
1304 - 1320 BATTLE STREET • KAMLOOPS, BC

DOWNTOWN KAMLOOPS

BATTLE STREET



THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer for sale the 100% freehold interests in 1304 - 1320 Battle Street, Kamloops (the "Property"). Located only minutes from Downtown Kamloops and the Central Business District. The broad tenant mix benefits from exposure to thousands of vehicles per day and great curb appeal given layout and ongoing upkeep of the Property. Currently leased to 17 tenants, the offering allows investors seeking cash flow to capitalize on the varying lease expiries to achieve upside, while maintaining key anchor tenants over the medium-to-long term.

BUILDING AREA

1304	Battle Street	10,100 SF
1304R	Battle Street	3,500 SF
1320	Battle Street	13,950 SF
Total		27,550 SF

ZONING

C-4 Service Commercial

"The purpose of the C-4 zone is to provide for commercial uses which have a repair, maintenance, service or distribution component or are small scale manufacturing uses..."

DUE DILIGENCE PACKAGE

Available to qualified purchasers upon execution of a Confidentiality Agreement

ASKING PRICE

\$6,995,000



27,550 SF ON 0.79 ACRES



ATTRACTIVE MULTI-TENANT PROPERTY



EXPOSURE TO 38,000 VEHICLES PER DAY



EFFICIENT ACCESS TO TRANS-CANADA HWY & YELLOWHEAD HWY 5 NORTH



FLEXIBLE SERVICE COMMERCIAL ZONING



MINUTES TO DOWNTOWN KAMLOOPS AND THE CENTRAL BUSINESS DISTRICT



FULLY RENOVATED BUILDINGS WITH EXCELLENT CURB APPEAL



A - 1304 BATTLE STREET

- 10,100 SF over 2 levels
- Concrete block construction
- Flex office space on main level
- Warehouse flex space on bottom level
- 4 grade level loading doors
- 3 tenancies

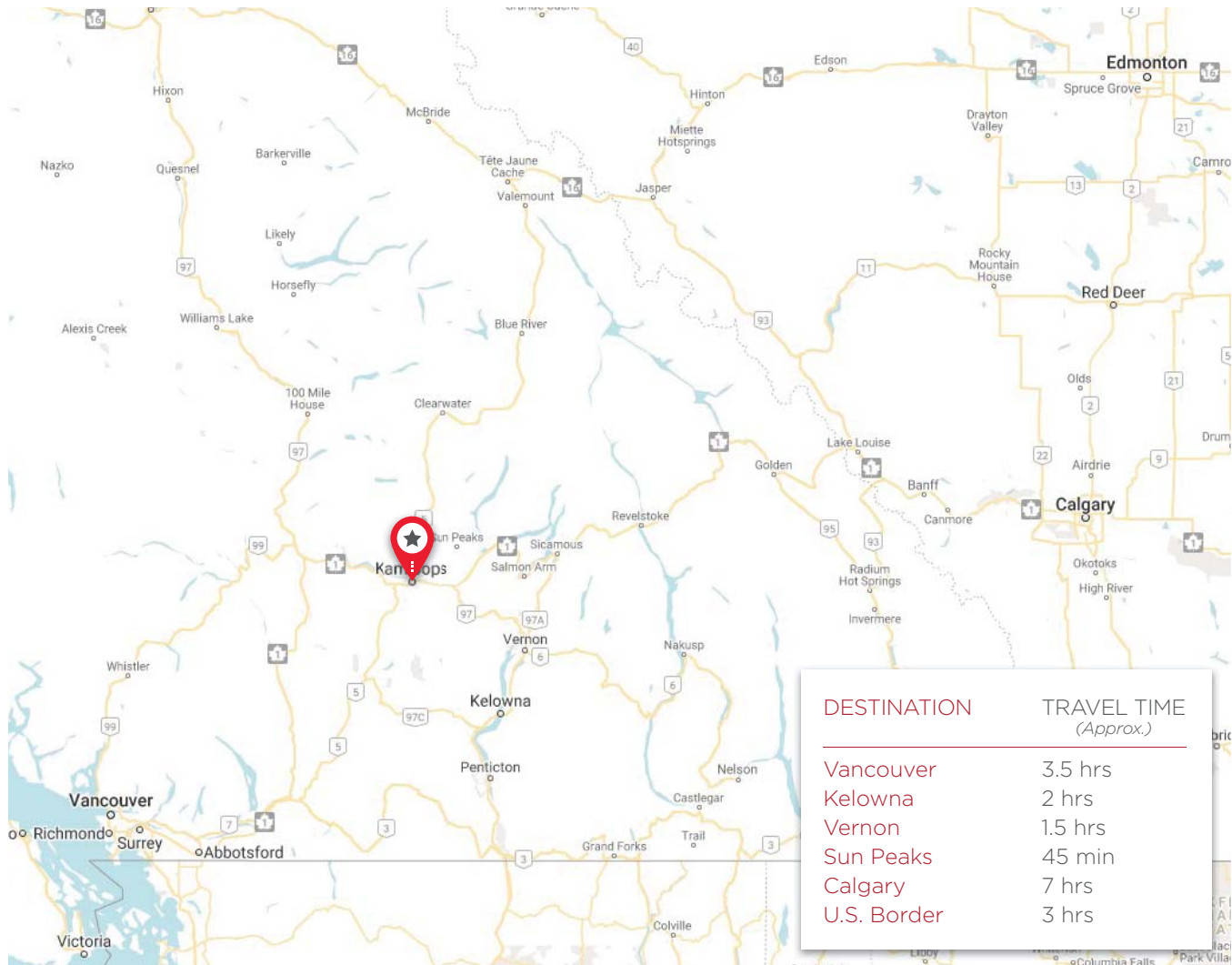
B - 1304R BATTLE STREET

- 3,500 SF
- Single level metal clad construction
- 2 grade level loading doors
- 2 tenancies

C - 1320 BATTLE STREET

- 13,950 SF over 2 levels
- Concrete block construction
- Flex retail/office on main level
- Warehouse space on bottom level
- 7 grade level loading doors
- 12 tenancies





BLAKE GOZDA
 Personal Real Estate Corporation
 Associate Vice President
 Industrial Brokerage
 604 608 5971
 blake.gozda@cushwake.com