

5 LOTS
REMAINING

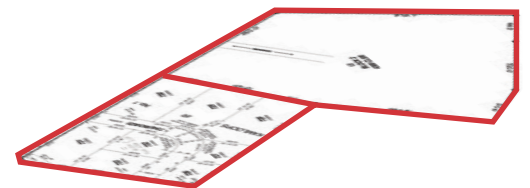


1090 Ricardo Road
Kamloops, BC

5 Lots available starting at \$470,000

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Lot 726*	± 0.35 acre	\$2,000,000
Lot 727	± 0.35 acre	SOLD
Lot 728	± 1.06 acre	\$1,060,000
Lot 729	± 0.87 acre	\$870,000
Lot 730	± 0.89 acre	SOLD
Lot 731	± 0.87 acre	\$870,000
Lot 732	± 0.47 acre	\$470,000
Lot 733	± 0.50 acre	\$500,000
Total	± 5.36 acres	

**Includes "move-in ready" - see rendering on page 4*

Lot 13 ± 9.86 acres



1090 Ricardo Road Kamloops, BC

Opportunity

0.35 to one-acre serviced lots available for sale.

The 99-year federally registered pre-paid land leases are known as Certificates of Possession. The unzoned property affords flexible use.

Site Characteristics

The subject property located on Tk'emlups Indian Reserve No. 1, across the river from the City of Kamloops.

Situated approximately 1 km north of the Mt. Paul Industrial area, 1 km south of the new \$20 million Finning Canada facility, and positioned on the leading edge of a significant new growth area for light industrial, manufacturing, distribution, warehousing etc.

Excellent central location. Two blocks west of the Yellowhead Highway and three blocks south of the Halston Connector.

The subject property offers excellent access to Yellowhead Highway 5.

City Characteristics

The subject site lies just outside the City boundaries.

A comprehensive description of the City of Kamloops' history and demographics is available upon request.

Property Details

Legal Description

Lot 12 and 13, Block 2

Lot Sizes

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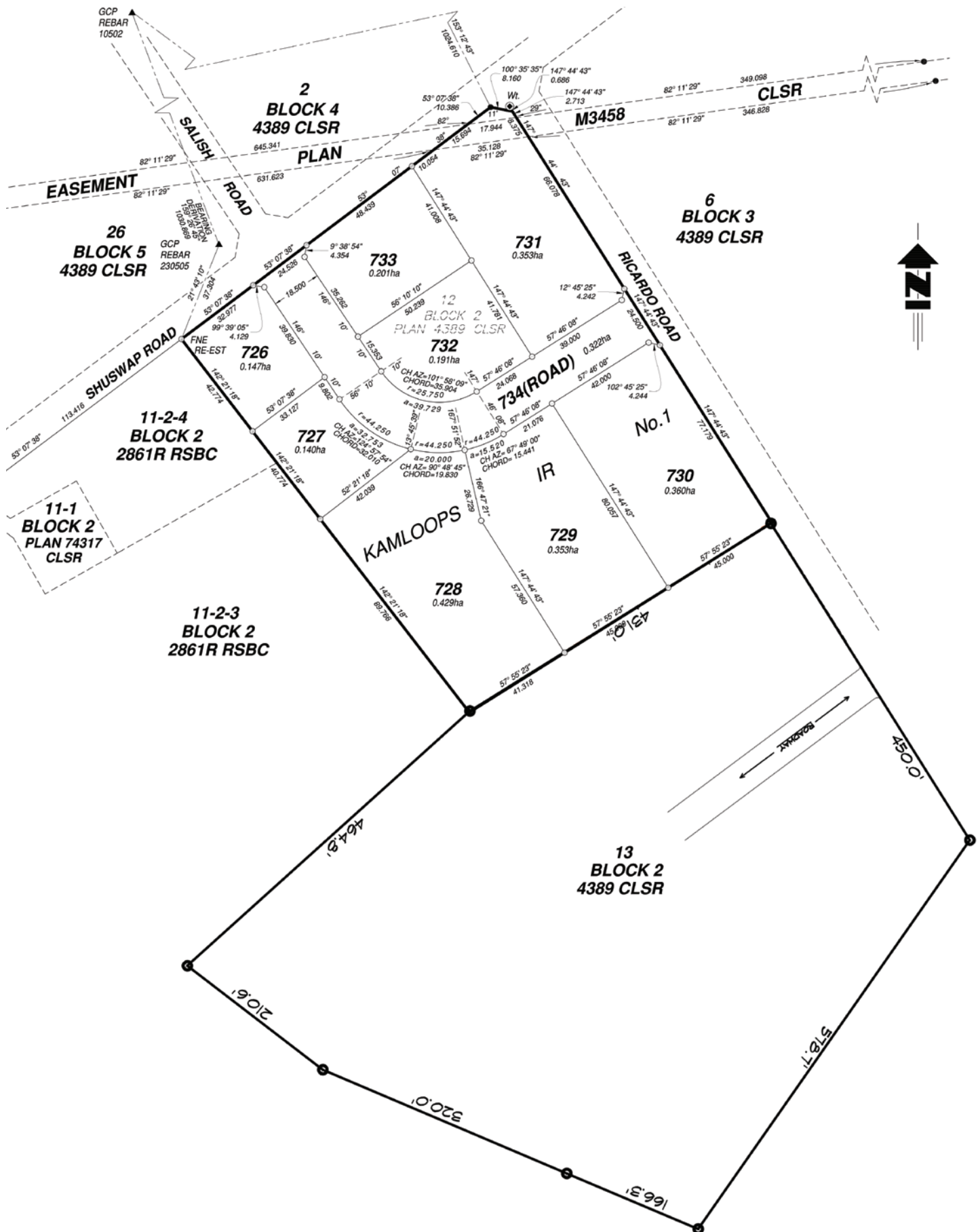
Total ± 5.36 acres

**Includes 4800 SF "move-in ready" - see rendering on page 4*

Lot 13 ± 9.86 acres

NALCommercial

Final Subdivision Plan



Lot 726 - Move in Ready October 1st 2026
\$2,000,000

NAICommercial



Completed Building as of June 2026





Landlord Prefabricated Buildings that can be Erected for a Tenant:
Two buildings available 2,500 or 5,500 (SF) NLA



Recent Nearby Buildings
To Suit by the Developer:





SUBJECT SITE

L726-733

L13

YELLOWHEAD HWY

5

Fortune Shopping Centre



Northhills Shopping Centre



North Shore Primary Care Centre



Kamloops Indian Band Federation Park

Downtown (CBD)

Thompson Rivers University



Royal Inland Hospital



Columbia Place



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