

5 LOTS
REMAINING

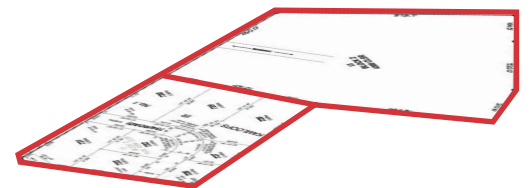


1090 Ricardo Road
Kamloops, BC

5 Lots available starting at \$470,000

Peter A. Seed, BA. DIPL. TECH
Vice President
604 691 6608
pseed@naicommercial.ca

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca



Lot 726*	± 0.35 acre	\$1,275,000
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	Under Contract
Lot 732	± 0.47 acre	\$470,000
Lot 733	± 0.50 acre	\$500,000
Total	± 5.36 acres	

**Includes Closed In Building - 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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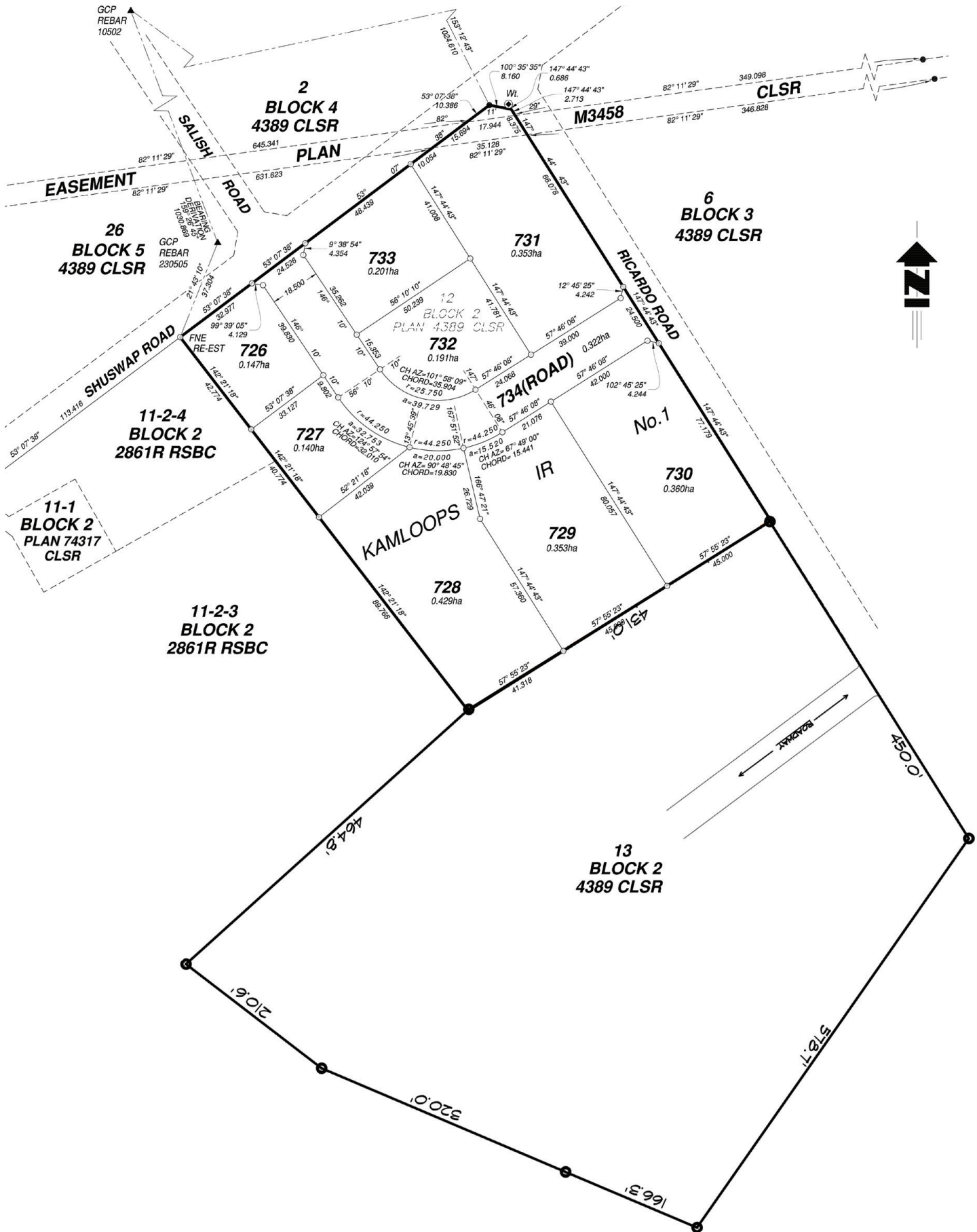
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NALCommercial

Final Subdivision Plan



Lot 726 with Closed In Building
\$1,275,000



PERSPECTIVE VIEW

Current Progress as of April 2, 2025





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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