

**UNITS AT 351-391 HUDSON AVENUE, SALMON ARM**  
RETAIL & OFFICE OPPORTUNITIES AT ANDOVER PLACE

**FOR  
LEASE**



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## PROPERTY HIGHLIGHTS

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Excellent Signage Opportunity



Located in downtown  
Salmon Arm



Surrounded by amenities



In-suite washrooms

## OVERVIEW

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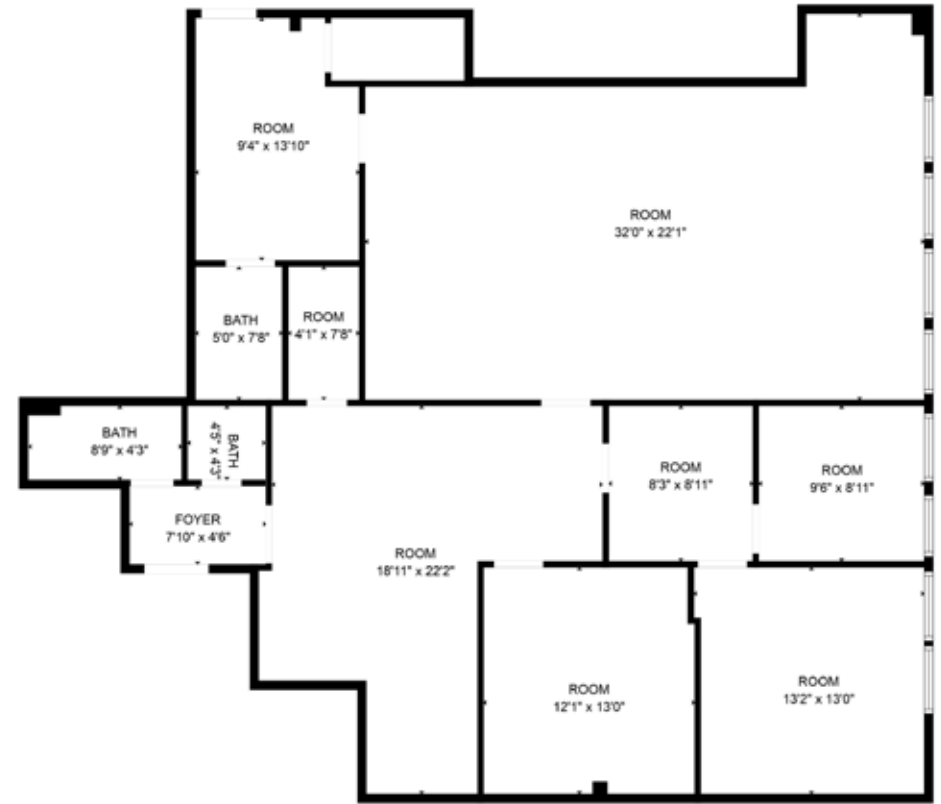
Many local businesses call Andover Place home as it is strategically positioned in Salmon Arm's downtown business district. The property is located one block off Highway 97 and is surrounded by amenities, including cafes, restaurants, professional services and the post office.



## UNIT 103

Approximately 1,895 SF, this unit comes with 3-4 offices, an open area for classes or workstations, storage space, and 3 in-suite washrooms. Onsite parking and elevator access to accommodate staff and clients. Available immediately.

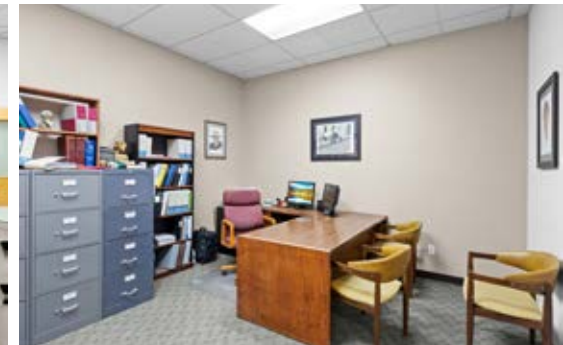
Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



## UNIT 303

Unit 303 - 371 Hudson Ave consists of approximately 890SF of office space located in the heart of downtown Salmon Arm, surrounded by shops, amenities, parks, and community services. The unit offers 2 private offices, in-suite plumbing, a reception area, natural light and some storage. Neighboring tenants include Alpine Optometry, other professional services. Incentives offered for qualified tenants.

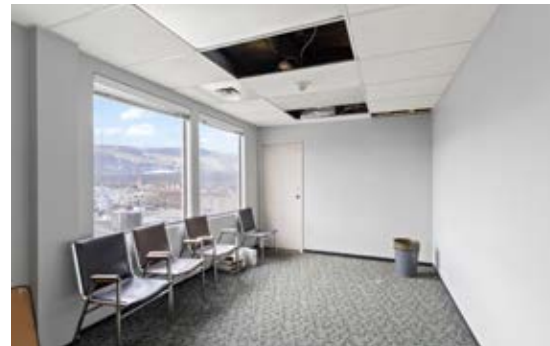
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## UNIT 320

Approximately 1,956 SF, the unit has an open layout, an abundance of natural light, and ready for fixturing. It includes a suite washroom, and an excellent signage exposure opportunity. Onsite parking and elevator access to accommodate staff and clients. Available immediately.

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# UNIT A

Approximately 3,680 SF, this unit is on the lower level of the building and accessed through the rear of the building. Street front access with stairs is also available with signage opportunities. This unit comes with 2-4 offices, a large open area, boardroom, small kitchenette, storage space, and 2 in-suite washrooms. Available immediately.

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## UNIT AVAILABILITY

UNIT	SIZE	ZONING	PARKING	BASIC RENT	ADDITIONAL RENT	STATUS
103	± 1,895 SQFT	C2	Available	\$10.00/FT	\$6.75/FT	Available immediately
303	± 890 SQFT	C2	Available	\$11.00/FT	\$6.50/FT	Available immediately
320	± 1,956 SQFT	C2	Available	\$8.00/FT	\$7.00/FT	Available immediately
A	± 3,680 SQFT	C2	Available	\$3,000 + GST/month		Available immediately
<del>331 4th St</del>	<del>± 1,635 SQFT</del>	<del>C2</del>	<del>Available</del>			<del>LEASED</del>

## ECONOMIC OUTLOOK

With close to 20,000 residents, Salmon Arm is the largest city in the Columbia Shuswap Regional District. The city has established itself as the business service centre for the close to 60,000 regional residents, providing solutions in the areas of commerce, legal and government services, as well as healthcare and education. Offering one of the most diverse economies in the province, Salmon Arm boasts jobs in every sector. The BC Labour Market projections indicate that the Thompson Okanagan Region will have 115,600 new jobs over the next decade, making it the third highest growth region in the province. Home to five major banks and credit unions, major courier companies, law and real estate firms, as well as Service BC and Service Canada offices, Salmon Arm is the hub for regional business

activities. The city's five-year job growth (2015-2020) in business services outpaced the provincial average by 18%, adding close to 400 workers in the sector. Salmon Arm will continue to build on this reputation as an established business services centre and welcomes new entrepreneurs interested in establishing their businesses in this priority sector.

The city's participation in the BC Provincial Nominee Program - Entrepreneur Immigration Pilot, provides an accelerated pathway to immigration for entrepreneurs. Part of the Rural and Northern Immigration Pilot program, Salmon Arm provides a unique and expedited avenue for immigration for foreign workers who want to work and live in the community.

**20K** SALMON ARM  
POPULATION

**60K** REGIONAL RESIDENTS  
IN SALMON ARM

PROJECTED JOB GROWTH  
**115,600**  
IN THE NEXT DECADE

**18%** GROWTH IN  BUSINESS SERVICES  
(EQUALS TO ± **400** WORKERS)

MOST DIVERSE ECONOMIC SECTOR

SALMON ARM  
LABOUR MARKET







## LOCATION

Andover Place is centrally located in the heart of downtown Salmon Arm, just steps from Marine Peace Park and the wharf. It is less than a block away is the Ross Street Plaza which is a vibrant gathering place and home to the Downtown Salmon Arm Farmers Market. City Hall, the School District Office and the Regional District Offices are also located in the downtown core. In a spectacular setting, midway between Vancouver and Calgary, Salmon Arm is strategically situated on the key transportation crossroads of Hwy 1 and 97B. The city is the service centre for the surrounding areas, serving a regional population of approximately 60,000 residents.

