

**#101-124 SEYMOUR STREET, KAMLOOPS**  
**ACCESSIBLE GROUND FLOOR UNIT**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## OVERVIEW

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This expansive ground-floor unit provides direct street access, maximizing visibility and customer engagement in a high-traffic urban corridor. Its versatile layout can accommodate various business models, from a flagship retail store to a modern professional office or a vibrant service centre. Benefit from generous natural light and the convenience of being part of a well-maintained commercial building.

## KEY FEATURES

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### Approx. 4,773 SF Ground Floor Space

Ample room for diverse business needs.



### High Visibility & Accessibility

Direct street exposure in a bustling downtown setting.



### Flexible Configuration

Adaptable for retail, office, or service-oriented businesses.



### Central Downtown Location

Surrounded by an array of amenities and services.



### Secured Underground Parking

Convenient access for staff.

### Proximity to Amenities

Steps away from leading financial institutions (CIBC, Scotiabank, Valley First), the Kamloops Museum & Archives, Kamloops Regional Farmers' Market, and the Downtown Kamloops Business Improvement Association.



### Excellent Connectivity

Located on Seymour Street between 1st and 2nd Avenue, close to a city bus stop and just three blocks from the scenic Riverside Park.



# SALIENT FACTS

## SIZE

+/- 4,773 SQFT

## PARKING

Onsite secured parking available

## ZONING

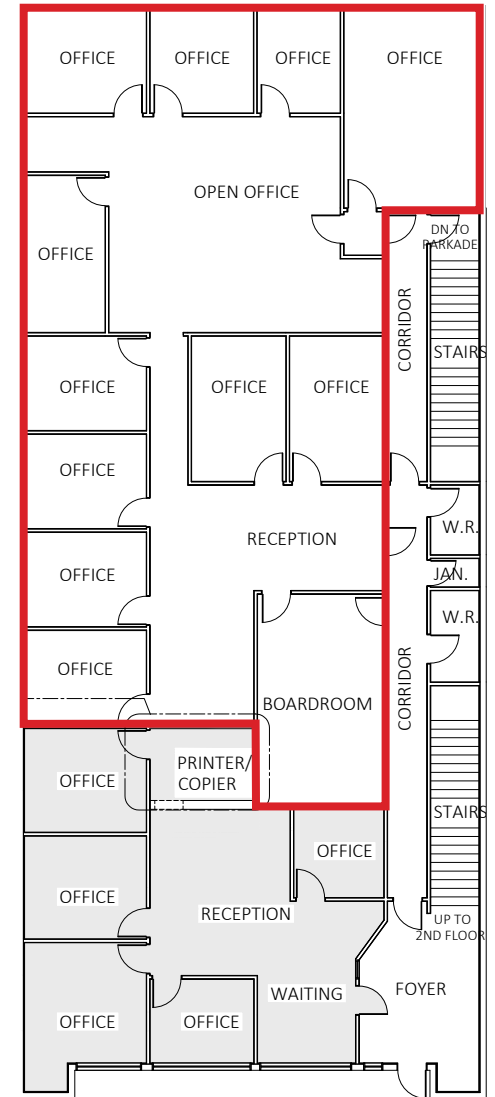
CBD

## BASIC RENT

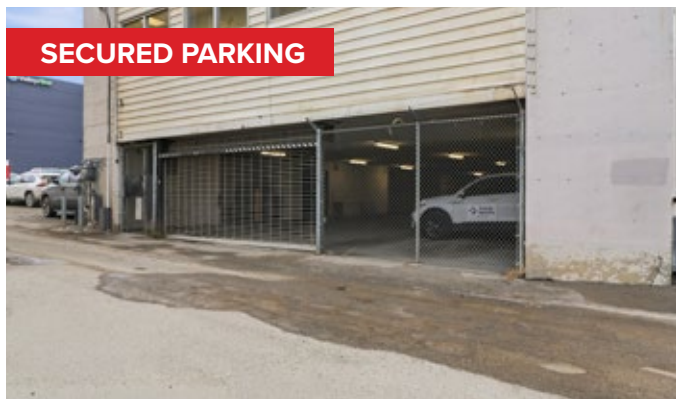
\$16.25/FT

## ADDITIONAL RENT

\$13.86/FT



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



# KAMLOOPS: A CITY ON THE RISE IN ECONOMIC & MARKET GROWTH

Investing in Kamloops means planting roots in one of British Columbia's most dynamic and growing urban centres. The city's strategic location at the confluence of major highways (Hwy 1, 5, 97) makes it an economic hub for Interior BC.

**Population Growth:** Kamloops continues to be a growth leader in BC. The city has experienced consistent population expansion, with current forecasts projecting a significant increase over the next two decades. This demographic shift fuels a growing consumer base and a robust labour market.

**Economic Diversification:** Beyond its strong resource sector, Kamloops boasts a rapidly diversifying economy driven by significant investments in healthcare (Royal Inland Hospital expansion), education (Thompson Rivers

University), technology, and a thriving tourism industry leveraging its natural beauty and outdoor recreation opportunities.

**Strong Business Climate:** The city fosters a pro-business environment, attracting new enterprises and supporting the expansion of existing ones. This dynamic landscape provides a fertile ground for businesses seeking growth and stability.

**Quality of Life:** Kamloops offers an exceptional quality of life, balancing urban amenities with immediate access to nature, making it attractive for both residents and businesses.

**Subject Property:** 124 Seymour Street is located on the North side of Seymour Street between 1st and 2nd Avenue, across from the City bus stop in downtown Kamloops, and 3 blocks from Riverside Park.

