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FOR SALE
FREE STANDING COMMERCIAL BUILDING
401 VICTORIA ROAD W. REVELSTOKE, BC



****UNIQUE OPPORTUNITY**:**

Possibility to acquire a total of 3 buildings, one in Kamloops, one in Revelstoke, and one in Maple Ridge. All buildings are anchored by 7-Eleven corporate stores with long terms leases.

Opportunity:

"FREE STANDING BUILDING" The property is located within the downtown area and zoned C1 (Central Business District 2.0 for apartment building and 2.5 for General Commercial and Institution use under the current OCP) Lot size is 20,860 Sq. Ft. and is improved with a single level building of about 2,745 Sq. Ft. built in 1992, occupied by 7- Eleven Canada and gas service station with long terms lease in place with a total net yearly income of \$83,880 till 2027 with two 5 years renewal options to Dec 31, 2037. Great future potential site. Contact Listing Agent for an information package.

OFFERED At \$2,090,000.00

Description of the improvement:

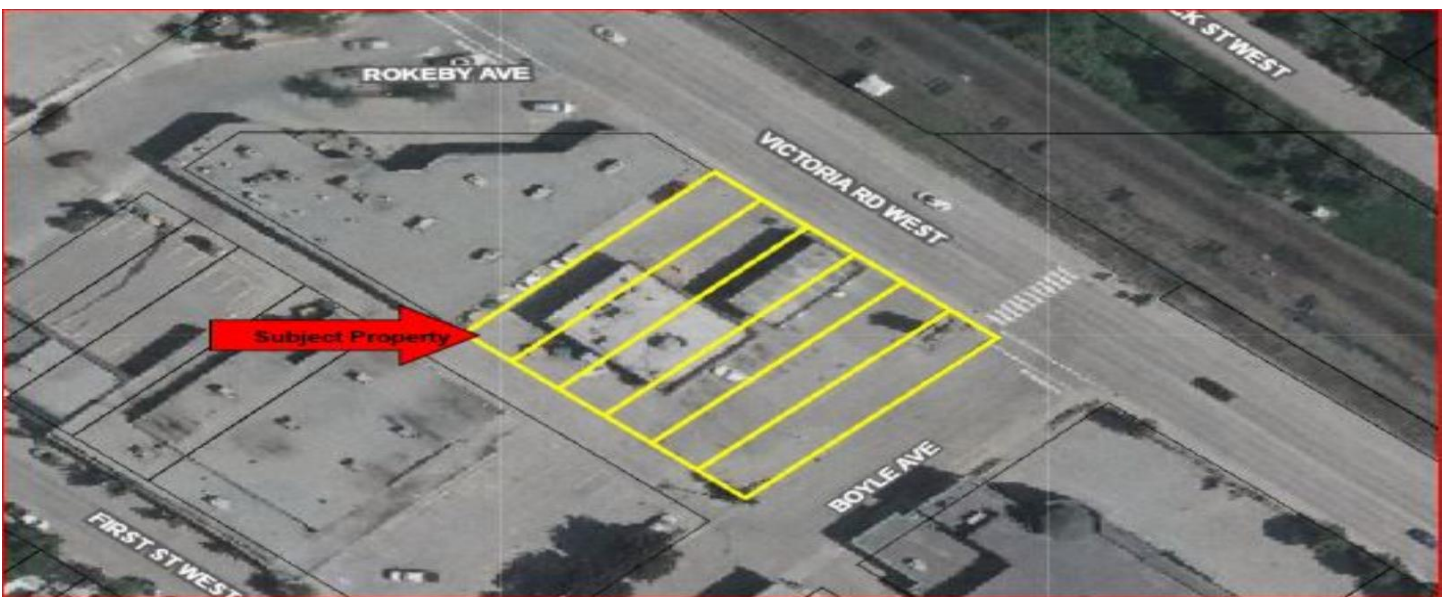
The Subject Property is improved with one, 1-storey, freestanding, single-tenant retail commercial building and a service station. The Building is rectangular in shape and the structure generally occupies the southwest corner of the lot with the remaining balance utilized for circulation and asphalt paved surface parking. The Building has dual frontage exposures to Victoria Road West and Boyle Avenue. The Property comprises a gross site area of ±20,860 sq. ft. Based on a gross floor building area of ±2,745 sq. ft.

Market and description:

The immediate area has good market appeal and the subject is well located for commercial and residential use due to its proximity to major transportation corridors, including Victoria Road, Townley Street, and Highway 1. The Subject Property is well located in a well-established commercial and residential area of Revelstoke and within close proximity to major arterials in the area providing good appeal for a variety of commercial and residential uses. No adverse location influences detrimental to the Property's market potential or use potential are noted.

Legal Description:

6 legal lots comprising of LOT 16, 17, 18, 19, 20 and 21 BLOCK 1, PLAN NEP636, SECTION 34, TOWNSHIP 23, RANGE 2, MERIDIAN W6, KOOTENAY LAND DISTRICT





Real Estate Group

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2024 Property Taxes:

\$36,775.34

Land Size:

20,860 Sq. Ft. (0.48 acres)
 151 ft. frontage South Side of Victoria Road

Zoning & Official Community Plan (OCP):

Central Business District (C1)
 Designated as mixed use in the Official Community Plan



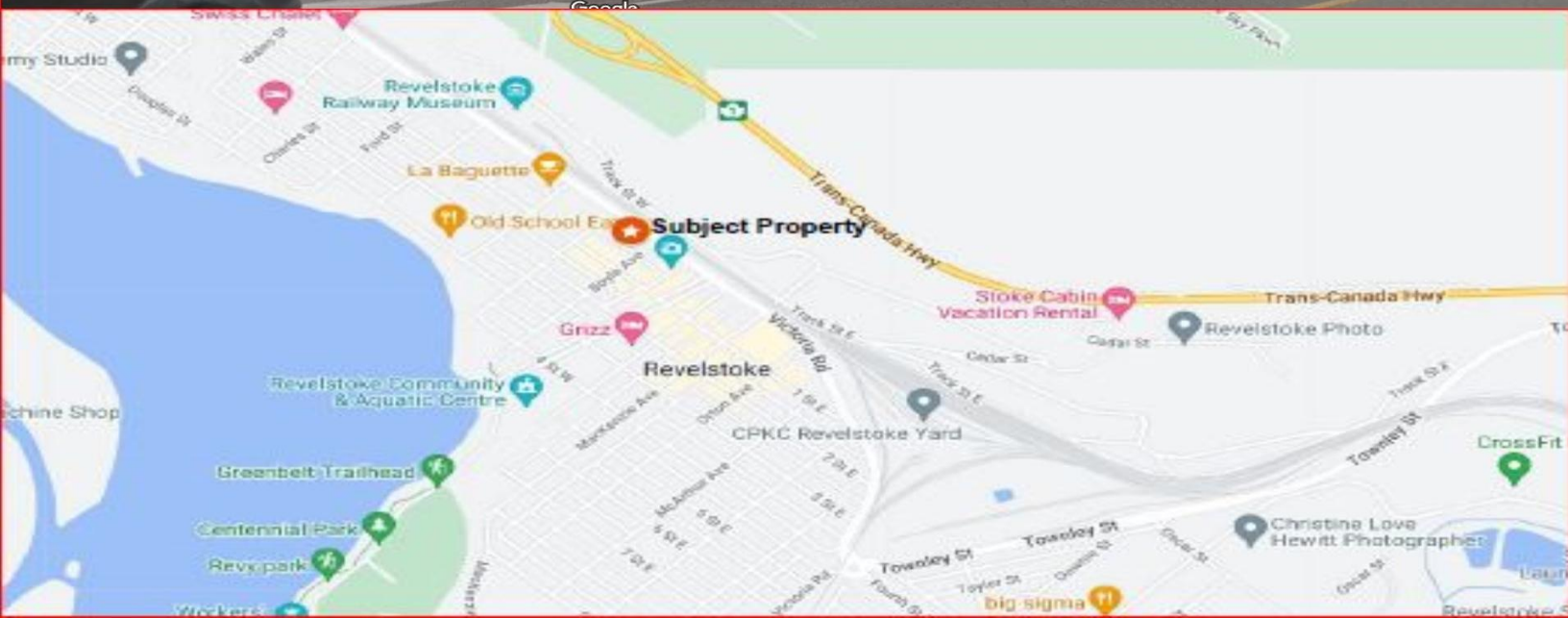
401 VICTORIA RD W Revelstoke BC	
PID	006-275-931
Civic Address	401 VICTORIA RD W Revelstoke BC
Municipality	Revelstoke
Zone Code	C1
Zone	Central Business District
Description	
Address	401 W VICTORIA RD
Width	149
Depth	140
Lot Size	20860
Floor Area	-
Gross Taxes	-
Year	1992
Constructed	
Bedrooms	-
Legal	LOT 16, BLOCK 1, PLAN NRP636, SECTION 34, TOWNSHIP 23, RANGE 2, MERIDIAN W6, KOOTENAY LAND DISTRICT
Description	
Legal	LOT 16 BLOCK 1 SECTION 34 TOWNSHIP 23 RANGE 2 WEST OF THE 6TH MERIDIAN KOOTENAY DISTRICT PLAN 636
Description	
OCP	T50 High Street Mixed Use
Lot Size (Imperial)	20,758.56 ft ²
Unit #	
Street #	401
Street Name	VICTORIA RD W



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ADDITIONAL INFORMATION AVAILABLE UPON REQUEST.

This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.