



Real Estate Group

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FOR SALE
FREE STANDING COMMERCIAL BUILDING
615 SEYMOUR STREET KAMLOOPS, 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 CBD (Central Business District 2.0 to 4.0 FAR under the current OCP) Lot size is 16,746 Sq. Ft. and is improved with a single level building of about 2,716 Sq. Ft. built in 1986, occupied by 7 Eleven Canada lease in place with a total net yearly income of \$85,050 with renewal option till June 30, 2034. THE TENANT JUST GAVE NOTICE OF NON RENEWAL. VACANT POSSESSION CAN BE PROVIDED THROUGH NEGOTIATIONS Great future potential site. Please call Listing Agent for information package.



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OFFERED At \$2,930,000.00

Description of the improvement:

The Subject Property is improved with one, 1-storey, freestanding, single-tenant retail commercial building. The Building is almost rectangular in shape and the structure generally occupies the southeast corner of the lot with the remaining balance utilized for asphalt paved surface parking. The Building has dual frontage exposures to Seymour Street and 6th Avenue. The Property comprises a gross site area of $\pm 16,746$ sq. ft. Based on a gross floor building area of $\pm 2,716$ 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 Seymour Street, Columbia Street, Highway 1, and Highway 5 and surrounding markets. Subject Property is well located in a well-established commercial and residential area of Kamloops 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:

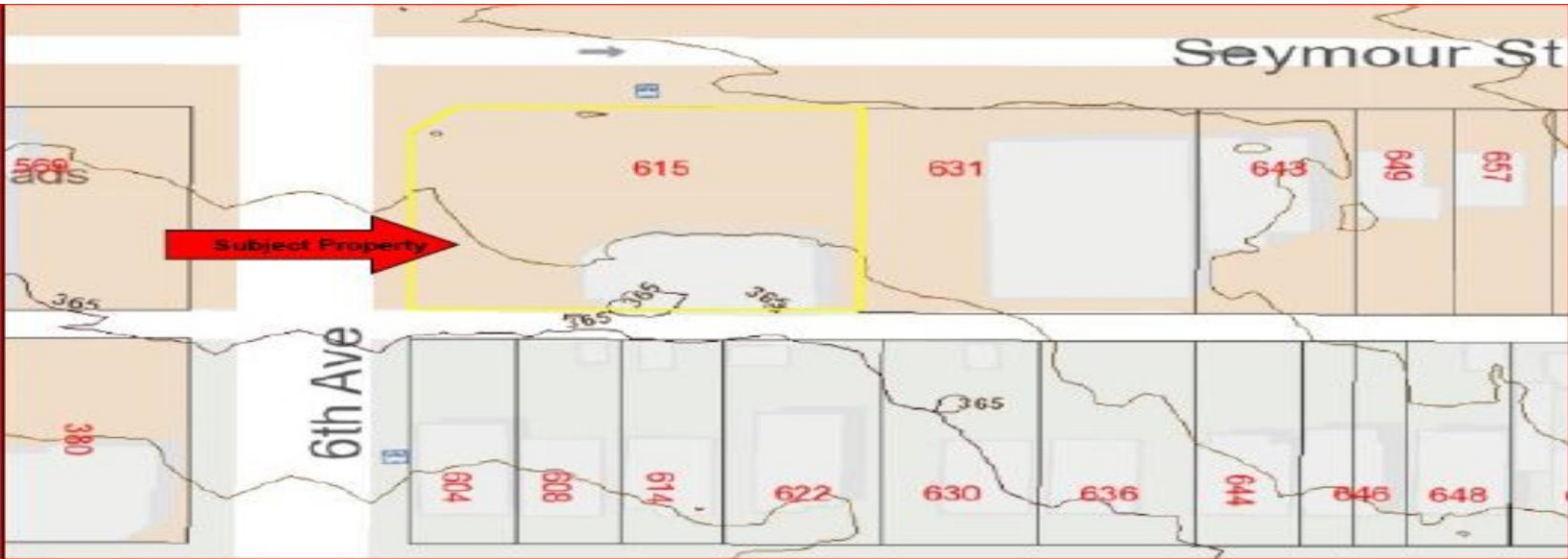
Lot 1, District Lot 232, Kamloops Division Yale District Plan 36667.



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2024 Property Taxes:
\$15,184.51

Land Size:
16.746 Sq. Ft. (038 acres)
151 ft. frontage South Side of Victoria Road

Zoning & Official Community Plan (OCP):
Central Business District (CBD)
Designated City Center (2.0 to 4.0 FAR) in the Official Community Plan



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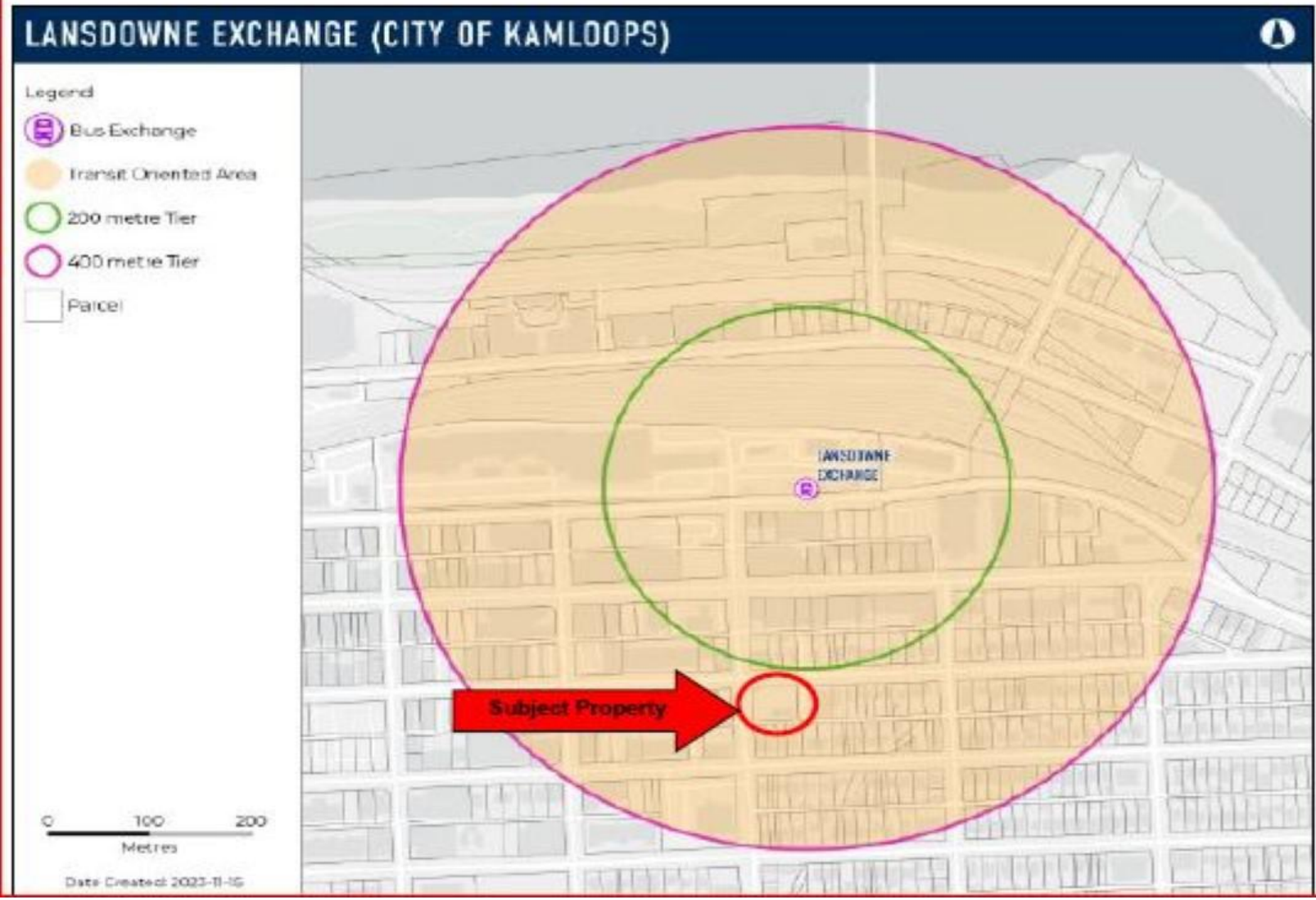
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ZONING AND PLANNING (continued)

The Province has outlined a policy framework for these areas in the Provincial Policy Manual. The Subject Property is located within the 400-metre radius from the Lansdowne Bus Exchange, as shown in the TOA Map below. According to the policy framework, the future developments on the subject lot can be up to 2.50 FSR, at up to 6 storeys for the 400-metre tier.

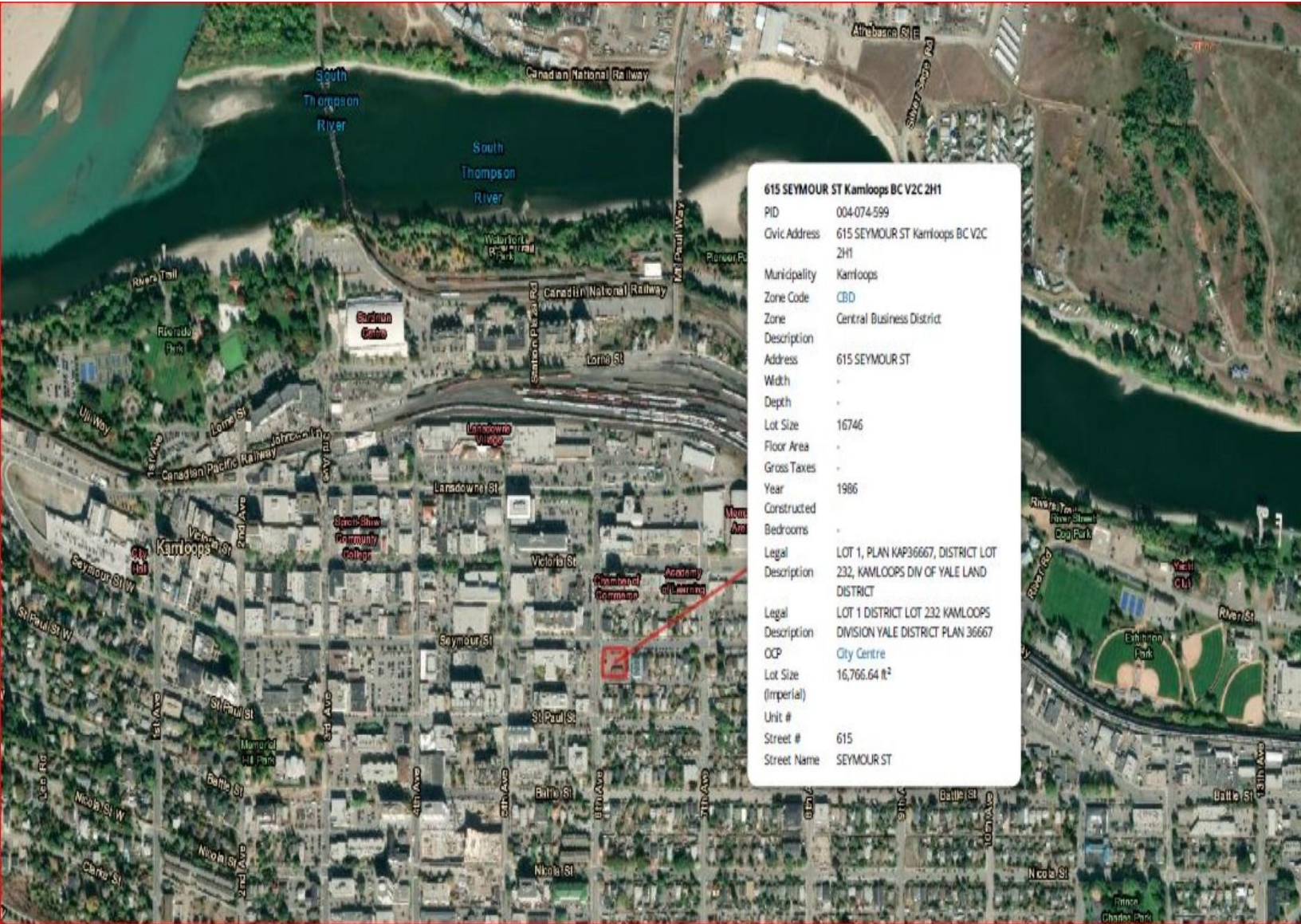




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615 SEYMOUR ST Kamloops BC V2C 2H1
 PID 004-074-599
 Civic Address 615 SEYMOUR ST Kamloops BC V2C 2H1
 Municipality Kamloops
 Zone Code CBD
 Zone Central Business District
 Description
 Address 615 SEYMOUR ST
 Width -
 Depth -
 Lot Size 16746
 Floor Area -
 Gross Taxes -
 Year 1986
 Constructed
 Bedrooms -
 Legal Description LOT 1, PLAN KAP36667, DISTRICT LOT 232, KAMLOOPS DIV OF YALE LAND DISTRICT
 Legal Description LOT 1 DISTRICT LOT 232 KAMLOOPS DIVISION YALE DISTRICT PLAN 36667
 OCP City Centre
 Lot Size (Imperial) 16,766.64 ft²
 Unit #
 Street # 615
 Street Name SEYMOUR ST

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.