



# FOR SALE

231 Andover Cres,  
Kamloops, BC

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## PROPERTY DETAILS

- Income producing versatile 2.76-acre industrial site in Gateway Industrial Park in Kamloops.
- Existing structures include a mixed-use residential and office building, plus a self-storage facility.
- Approximately 1.72 acres of underutilized land available for development.

# FOR SALE

\$3,249,000

## INCOME PRODUCING INDUSTRIAL SITE

231 Andover Cres,  
Kamloops, BC

*HM Commercial Realty is pleased to present the opportunity to purchase a versatile 2.76-acre industrial site in Gateway Industrial Park, just off Dallas Drive, offering multiple revenue streams and future development potential.*

- Versatile 2.76-acre industrial site in Gateway Industrial Park, just off Dallas Drive, offering multiple revenue streams and future development potential.
- Existing structures include a mixed-use residential and office building, plus a self-storage facility with 27 units, ideal for flexible use.
- Approximately 1.72 acres of underutilized land available for development.
- Currently leased to a trailer rental business, with a lease in place until January 2027, generating steady holding income.
- Opportunity to renew the lease or potential to acquire the existing trailer rental and self-storage businesses.
- Prime location across from the South Thompson River, with excellent visibility and access.
- Surrounded by recent industrial development, including two newly completed small-bay strata projects.



# PROPERTY DETAILS

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<b>CIVIC ADDRESS</b>	231 Andover Cres, Kamloops, BC, V2C 6X2
<b>LEGAL DESCRIPTION</b>	LOT 2 DISTRICT LOT 268 KAMLOOPS DIVISION YALE DISTRICT PLAN 42586
<b>PID</b>	015-734-412
<b>BUILDING SIZE</b>	7,320 SF
<b>LAND AREA</b>	2.76 acres (120,226 SF)
<b>ZONING (CURRENT)</b>	I2 General Industrial
<b>FUTURE LAND USE</b>	Industrial
<b>PROPERTY TAXES</b>	\$30,521.20 (2024)

# SITE PLAN

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# ZONING

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## 11.3 I2 (GENERAL INDUSTRIAL)

The purpose of the I2 zone is to provide for a full range of industrial Uses while maintaining development standards for an industrial park adjacent to a Highway corridor.

### 11.3.1 Principal Uses

- (a) auction sales;
- (b) Cannabis Production, subject to Division 3, Section 3.12;
- (c) composting plant;
- (d) Contracting Services;
- (e) crematorium;
- (f) General Industry;
- (g) Industrial Equipment (sales, rental, storage, and/or service);
- (h) laboratory;
- (i) Light Industry;
- (j) Manufactured Home sales and service;
- (k) stockyards, but not including a slaughterhouse or abattoir;
- (l) Truck Travel Centre;
- (m) warehousing/Mini-Warehousing; and
- (n) Wholesale Distribution.

### 11.3.2 Accessory Uses

- (a) accessory Dwelling Unit, subject to Section 11.3.6;
- (b) accessory restaurant;
- (c) Alcohol Manufacturer's Lounge accessory to an Alcohol Production Facility;
- (d) Food Truck or Trailer;
- (e) Mobile Food Concession; and
- (f) outdoor storage/display areas, subject to Section 11.3.7.

### 11.3.3 Permitted Uses - Site Specific

In the I2 zone, the following Uses are permitted on a Site-specific basis only:

- (a) Administrative Office, sales and service of Manufactured Buildings in the case of Lot A, Plan KAP48945, K.D.Y.D. (215 Peerless Way).
- (b) Call Centre to a maximum floor area of 3,100 m<sup>2</sup> on that part of Lot 1, D.L. 249 and 1633A, K.D.Y.D., Plan EPP64462 (1550 and 1850 Mission Flats Road), that lies to the west of Experimental Farm Road, excluding the southerly 152.2 m adjacent to Mission Flats Road.
- (c) Commercial Cardlock Facility/Fuel Bar including convenience food sales to a maximum of 37 m<sup>2</sup> of the floor area in the case of Lot A, Plan KAP44507, K.D.Y.D. (10030 Dallas Drive).
- (d) Foundry in the case of Lot B, Plan 35890 (250 Andover Crescent).

# ZONING

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- (e) Retail sales of automotive products in the case of Lot A, Plan KAP50716, K.D.Y.D. (215 Andover Crescent).
- (f) Tire Recycling Plant in the case of Lot A, Plan 25693, D.L. 264, K.D.Y.D., except Plan KAP59854 (155 Lafarge Road).

## 11.3.4 Subdivision Regulations

Minimum Lot Area	2,000 m <sup>2</sup>
Minimum Lot Width	30 m

## 11.3.5 Development Regulations

Maximum Lot Coverage	60%
Minimum Front Yard Setback	6 m
Minimum Side Yard Setback	4.5 m
• except Lots adjoining a residential zone	7.5 m
Minimum Rear Yard Setback	4.5 m
• except adjacent to a lane or railway	0 m
• except Lots adjoining a residential zone	20 m
Minimum floor area	
• principal industrial Building (excluding accessory Dwelling Unit)	100 m <sup>2</sup>
Maximum Building Height	16 m
Maximum Structure Height	18 m
Minimum number of principal Buildings	1

## 11.3.6 Accessory Dwelling - Special Conditions

In the I2 zone, the regulations for accessory Dwelling Units are as follows:

- (a) accessory Dwelling Units shall be located within the principal industrial Building; and
- (b) accessory Dwelling Units shall be limited in size to no more than 40% of the principal industrial Building floor area to a maximum of 150 m<sup>2</sup>.

# ZONING

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## 11.3.7 Outdoor Storage

In the I2 zone, outdoor storage areas shall be permitted as follows:

- (a) Access Roads, Circulation Aisles, and required parking areas for vehicles shall be hard surfaced with asphalt or concrete. Areas for tracked Industrial Equipment and outdoor storage may be surfaced with compacted crushed gravel provided proper dust-control measures, limited to magnesium chloride or equivalent, are applied to the gravel surface. Permanent sediment erosion infrastructure, such as landscaping, settlement ponds, or equivalent infrastructure, shall be included in the outdoor storage area design;
- (b) outdoor storage areas are permitted as an Accessory Use only;
- (c) outdoor storage areas shall be drained to an approved discharge point, screened from adjacent Streets and residential Lots, and kept in an orderly manner; and
- (d) accessory vehicles or Industrial Equipment, including waste materials and refuse, which are stored outside, shall be kept in a storage area.

## 11.3.8 Additional Regulations

Additional zoning regulations apply, including, but not limited to, those found in:

- (a) Division 2: Interpretation;
- (b) Division 3: General and Specific Use Regulations;
- (c) Division 4: Off-Street Parking; and
- (d) Division 5: Landscaping, Screening, and Fencing.

# THE FINE PRINT

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# NON DISCLOSURE & NON-SOLICITATION AGREEMENT

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<b>CIVIC ADDRESS</b>	231 Andover Cres, Kamloops, BC, V2C 6X2
<b>LEGAL DESCRIPTION</b>	LOT 2 DISTRICT LOT 268 KAMLOOPS DIVISION YALE DISTRICT PLAN 42586
<b>PID</b>	015-734-412

## **Collectively referred to as the Property (the “Property”)**

SYNERGY PROSPECTS LTD. (“the “Owner”) is the Owner of the Property and has engaged Geoffrey Oliver Personal Real Estate Corporation, licensed with Unison HM Commercial Realty, (the “Broker”) as the exclusive broker representing them on the sale of the Property. The Owner and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owner, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the “Confidential Material”).

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property, its Owner and Broker.

The Owner and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a Principal or a Consultant to the Principal.
2. You understand and acknowledge that Owner, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owner and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owner.
4. The Confidential Material will not be used or duplicated by you in any way detrimental to Owner and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker’s or Owner’s request.
5. Unless with the written approval of the Owner, you agree not to solicit any of the Owner’s employees, agents, or contractors in relation to any form of employment, independent contracting, or business dealings for a period of twelve months from the date of this Agreement.
6. No failure or delay by Owner and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

# NON DISCLOSURE & NON-SOLICITATION AGREEMENT

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Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your agreement to do so constitutes a material inducement to Owner and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Per: \_\_\_\_\_

**Buyer's Signature**

\_\_\_\_\_  
Buyer's Company Name

\_\_\_\_\_  
Buyer's Name

\_\_\_\_\_  
Buyer's Company Address

\_\_\_\_\_  
Title

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Fax Number

The Buyer's Agent accepts, acknowledges and agrees to the terms as reference herein as of this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Per: \_\_\_\_\_

**Buyer Agent's Signature**

\_\_\_\_\_  
Buyer Agency Name

\_\_\_\_\_  
Buyer Agent's Name(Please print)

\_\_\_\_\_  
Buyer Agency Address

\_\_\_\_\_  
Title

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Fax Number

Once completed in full, please email to:

info@hmcommercial.com  
Unison HM Commercial Realty  
100-730 Vaughan Ave, Kelowna, BC V1Y 7E4  
Tel: (250) 712-3130

# LEADERS IN COMMERCIAL REAL ESTATE

**Unison**

HM COMMERCIAL REALTY

250-712-3130

[info@hmcommercial.com](mailto:info@hmcommercial.com)

[HMcommercial.com](http://HMcommercial.com)

100 - 730 Vaughan Ave

Kelowna, BC

V1Y 7E4

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