

**1911 TRANS-CANADA HIGHWAY E, KAMLOOPS**  
HIGHWAY-ORIENTED OPPORTUNITY WITH FLEXIBLE USE POTENTIAL

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## OVERVIEW

Highly visible commercial property located directly along the Trans-Canada Highway, offering excellent exposure and accessibility. Features include a fenced, secure yard and existing kitchen venting, making the space ideal for food service, catering, or a variety of commercial and service uses. A strong highway-oriented opportunity with flexible use potential in a strategic Kamloops location.



## SALIENT FACTS

### LOT SIZE

+/- 19,967 SQFT

### BUILDING SIZE

+/- 6,200 SQFT

### ZONING

C3

### BASIC RENT

\$16/FT

### ADDITIONAL RENT

\$5.38/FT

### MONTHLY RENT

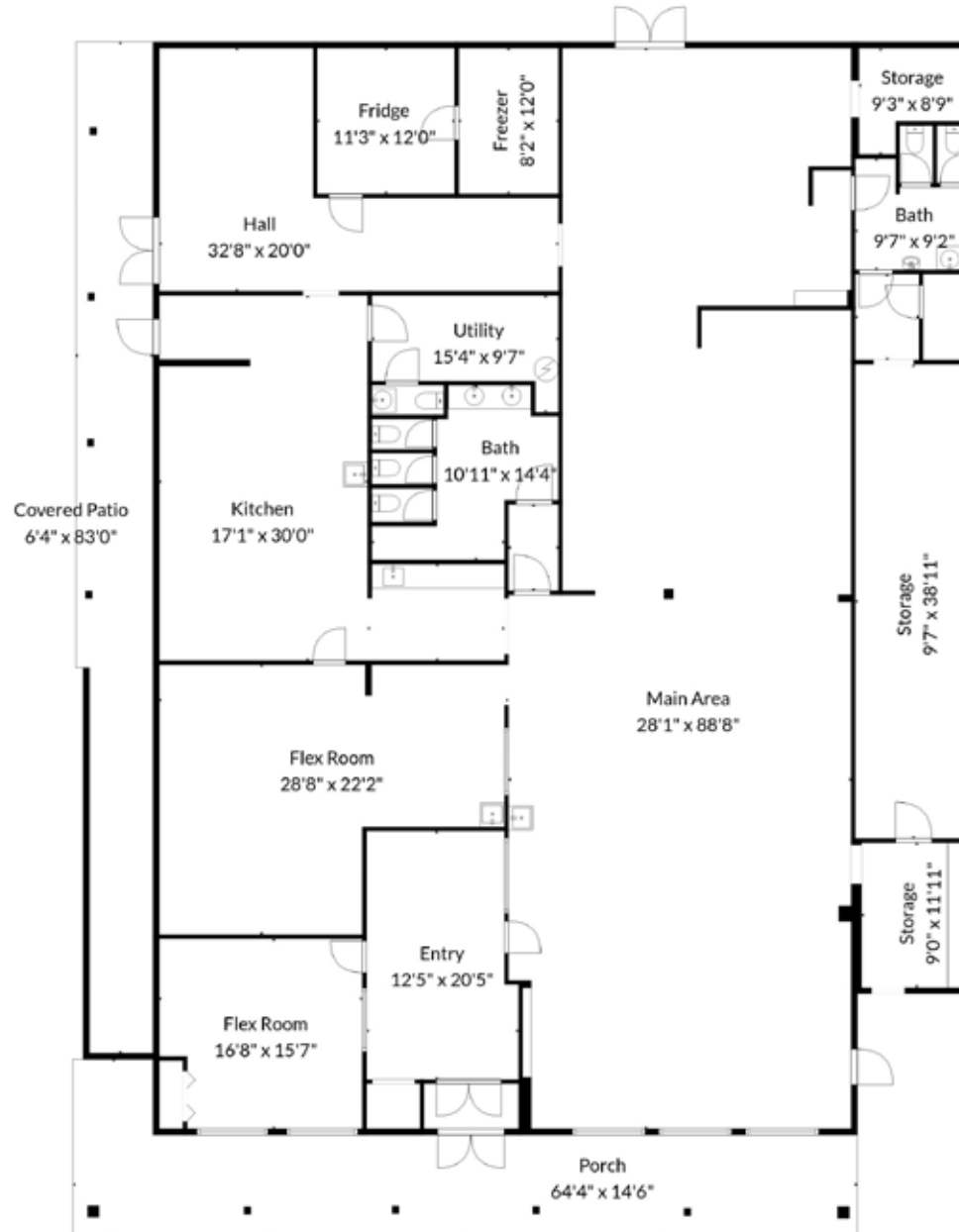
\$11,046.33 + GST



EXISTING KITCHEN VENTING INFRASTRUCTURE IS IN PLACE



# FLOORPLAN



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



**FENCED AND SECURED YARD**



# LOCATION

1911 Trans Canada Highway is situated directly on one of the region's primary arterial routes with strong vehicle exposure and connectivity along Highway 1 (Trans-Canada Highway), which is a major provincial and national transportation corridor.

# CONTACT LISTING AGENT

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**VALLEYVIEW SQUARE**  
SHOPPERS DRUG MART, BOSLEY'S,  
FABRICLAND, COLD IRON POWER & FITNESS

**STARBUCKS**

**SAVE-ON-FOODS**

**BIG BOX OUTLET STORE**

**PLANET WOMAN 24HR LADIES FITNESS VALLEYVIEW**

**SUBJECT PROPERTY**

TRANS-CANADA HWY

## DRIVING TIMES

HIGHWAY 5 ----- 6 MINS  
CENTRAL KAMLOOPS ----- 10 MINS  
THOMPSON RIVERS UNIVERSITY ----- 12 MINS  
KAMLOOPS AIRPORT (YKA) ----- 23 MINS

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# For More Information Contact

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