

KLEIN 

PURPOSE-BUILT APARTMENT FOR SALE

4010 Walters Street Merrit, BC



Information

Presenting a rare opportunity to acquire a modern, purpose-built rental apartment asset in the highly desirable Merritt Bench area, this 75-unit building was constructed in 2022 and offers a well-balanced suite mix of studio, one-bedroom, two-bedroom, and three-bedroom homes. Situated on a substantial 2.06-acre site, the property comprises approximately 52,103 SF of net rentable area and is positioned under R8 High Density Residential zoning, with a 4-storey building form and potential share purchase structure. The building has been thoughtfully designed for operational efficiency, tenant comfort, and long-term asset durability. Features include fully sprinklered construction, elevator service,

gym, table tennis room, media room, individually metered suite hydro, app-controlled fob and biometric access, in-suite laundry, private balconies and patios, and high-end interior finishes throughout. Its strategic location provides strong connectivity to shopping, restaurants, schools, recreation, downtown Merritt, and major highway routes, supporting both tenant retention and long-term rental demand. This is a compelling multifamily investment opportunity offering modern construction, scale, strong fundamentals, and a prime position within one of Merritt's most established residential neighbourhoods.

PROPERTY DETAILS

LOCATION	4010 Walters Street, Merritt BC
LOT SIZE	2.06 Acres
ZONING	R8 -(High Density Residential)
LEGAL	LOT A SECTION 22 TOWNSHIP 91 KAMLOOPS DIVISION YALE DISTRICT PLAN 34945 EXCEPT PLANS 38115, KAP47644, KAP49313 AND KAP53152
PID	002-918-196
YEAR BUILT	2022 SF
NET RENTABLE AREA	52,103 SF

PRICE

Contact Listing Agent

PROPERTY FEATURES

- Well balanced suite mix of studio, 1, 2 & 3 bedroom homes
- Prime location with connectivity to shops, restaurants, schools and highways
- Modern construction, strong fundamentals, desirable residential location

SPECIALISTS



Karim Ali Merali

PERSONAL REAL ESTATE CORPORATION

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Demographics

Within a 10 minute drive of
4010 Walters Street, Merritt BC

DEMOGRAPHICS



POPULATION
3,933



HOUSEHOLDS
1,633



MEDIAN AGE
49.6



MEDIAN HOUSEHOLD INCOME
\$103,039



WALK SCORE
43



TRANSIT SCORE
n/a

HOUSEHOLD SPENDING



PUBLIC TRANSIT
\$1,545



MEDICATION
\$568



RENT
\$3,377



HEALTH CARE
\$452

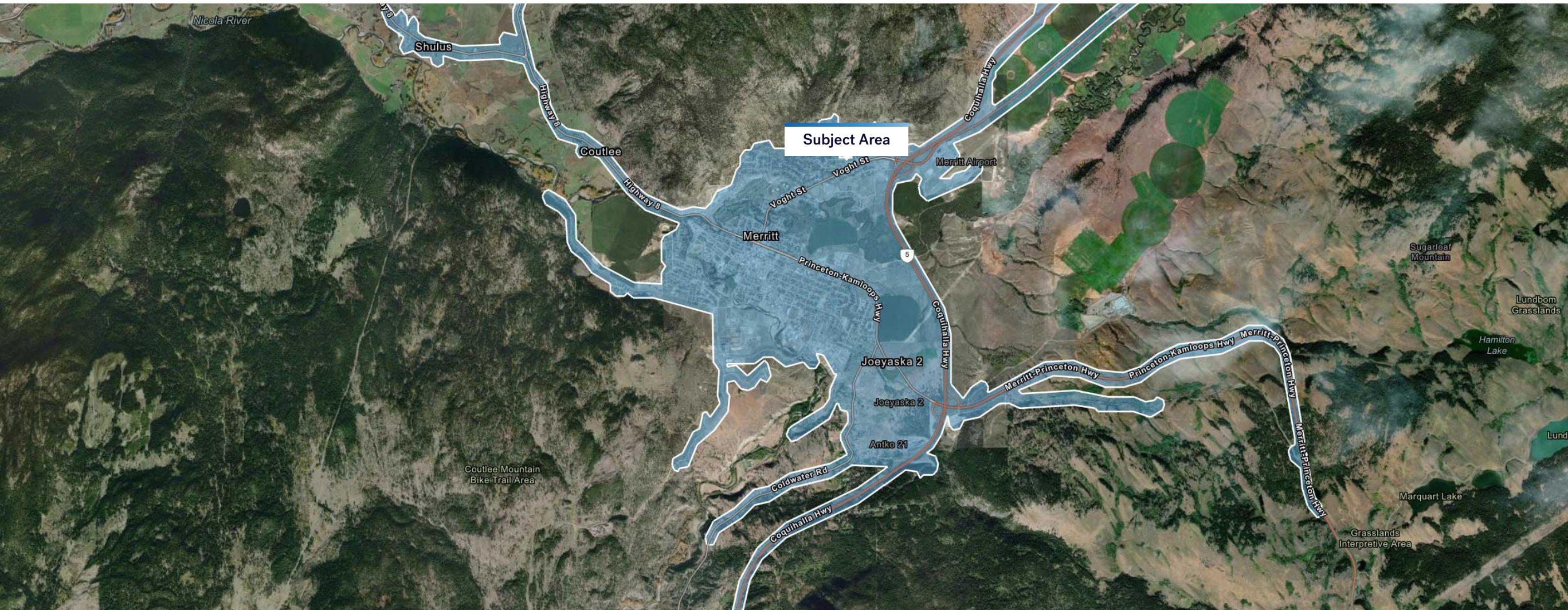


FOOD
\$12,990



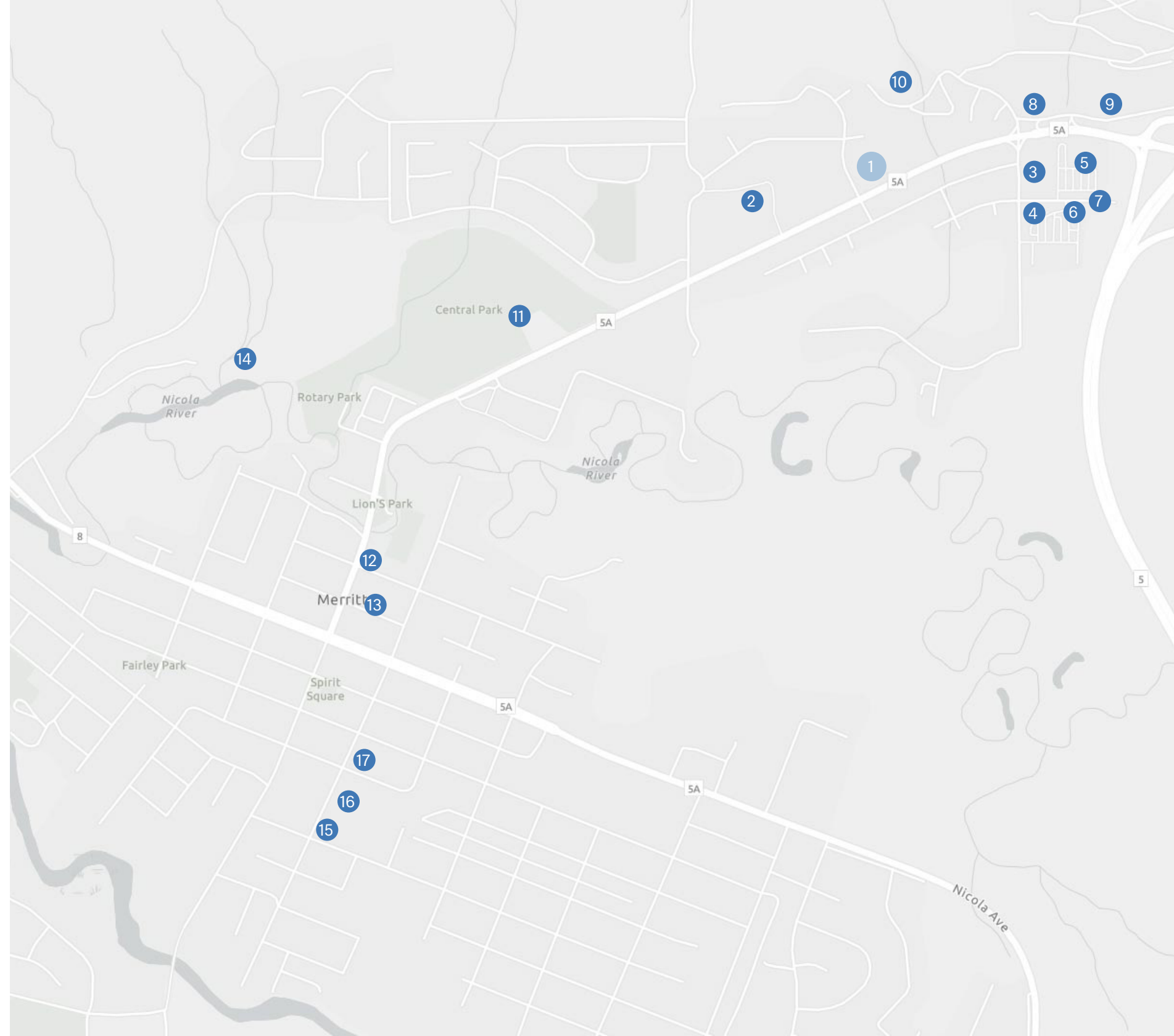
CLOTHING
\$2,577

INFORMATION C/O ESRI CANADA 2026



Amenities

1. 4010 Walters Street - Subject Area
2. Nicola Valley Hospital & Health Centre
3. McDonald's
4. Tim Horton's
5. Canadian Tire
6. No Frills Merritt
7. Dollarama
8. Starbucks Coffee
9. Popeye's Louisiana Kitchen
10. NVIT Auditorium
11. Curbside Cookhouse
12. A&W Canada
13. Subway
14. Merritt Golf & Country Club
15. Save-On Foods
16. Railyard Mall
17. Pharmasave



4010 Walters Street



Photos



Photos



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