

1801 CHAPMAN STREET

18-UNIT MULTIFAMILY INVESTMENT IN MERRITT

FOR SALE: \$1,699,000



CENTURY 21



COMMERCIAL

Assurance Realty Ltd.



18-UNIT MULTIFAMILY INVESTMENT IN MERRITT

1801 Chapman Street (2 titles) presents a premier acquisition opportunity for an occupied, 18-unit multifamily asset in the expanding Southern Interior hub of Merritt, BC, generating approximately \$200,000 in gross annual rental revenue. Repositioned from a hospitality property under versatile C-6 zoning, this stabilized asset offers immediate, defensive cash flow paired with a distinct value-add profile. Strategically located steps from Merritt's downtown commercial core, the property benefits from high-walkability transit access, surface parking, common coin-operated laundry, and select renovated suites. New ownership is positioned to capture substantial rental upside and optimize Net Operating Income (NOI) through suite modernization and proactive asset management, all while capitalizing on the region's historically low vacancy rates, strong macroeconomic fundamentals, and long-term redevelopment potential.

Updates include; roof in 2020 & 2021 fasteners replaced, seams caulked and resealed, vent flashing and trim replaced, new paint and guards, 100% sheet metal (no torch on present), 2020 new boiler & 2022 domestic hot water boiler added, 2020 to 2022 water lines were replaced with PEX, sewer line was replaced with ABS. Parking lot re-surfaced in 2021. Call the listing agent today for more information. Can be sold as either a share sale or asset sale. Listed By: CENTURY 21 ASSURANCE REALTY LTD

STEPHAN KLAUSAT
REALTOR®

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THE DETAILS

Price \$1,699,000.00

Property Type: Commercial Sale

City: Merritt

Status: Active

MLS®: 10395075

Zoning: C-6

Postal Code: V1K 1R6

Year Built: 1975

Freehold

2 Titles:

1. Parcel Identifier: 018-220-240

Legal Description:

PARCEL Z (KG41137) DISTRICT LOT 125 KAMLOOPS

DIVISION YALE DISTRICT PLAN 1221

2. Parcel Identifier: 011-712-112

Legal Description:

LOT 18 DISTRICT LOT 125 KAMLOOPS DIVISION YALE

DISTRICT PLAN 1221





UPDATES

- Roof in 2020 & 2021 fasteners replaced, seams caulked and resealed, vent flashing and trim replaced, new paint and guards, 100% sheet metal (no torch on)
- 2020 new boiler
- 2022 domestic hot water boiler added
- 2020 to 2022 water lines were replaced with PEX
- 2020 to 2022 sewer line was replaced with ABS
- 2021 Parking lot re-surfaced

Financials and current rent roll available for buyer review under an NDA

Share sale or Asset sale

TOTAL VALUE

\$1,503,000

2026 assessment as of July 1, 2025

LAND	\$297,000
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BUILDINGS	\$1,206,000
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PREV. YEAR VALUE	\$1,481,000
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LAND	\$297,000
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BUILDINGS	\$1,184,000
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THE BUILDING

TAXES
\$21,015.52

CASHFLOW
\$200,000
Approximate

18 UNITS
RENTED

COIN LAUNDRY
ON SITE

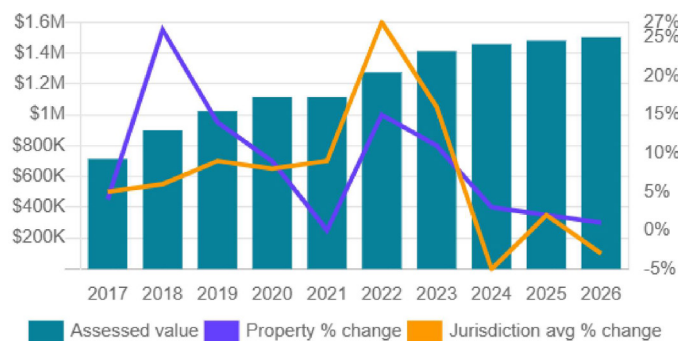
LOT SIZE:
.72 Acres - 31,363 sqft



Property value history

2026	+1%	\$1,503,000
2025	+2%	\$1,481,000
2024	+3%	\$1,458,000
2023	+11%	\$1,412,000
2022	+15%	\$1,276,000

Property value and City of Merritt jurisdiction change



PROUDLY CANADIAN  SINCE 1975.

CENTURY 21[®]

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Each office is independently owned and operated.

