

**AVISON
YOUNG**

RE/MAX
REAL ESTATE (KAMLOOPS)

FOR SALE

Thompson Rivers Manor

975 Tranquille Road, Kamloops, BC

Excellent opportunity to acquire an updated and well-maintained thirty-five (35) unit rental apartment building in North Kamloops, BC.



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PROPERTY SUMMARY

PROPERTY ADDRESS

975 Tranquille Road, Kamloops, BC

NEIGHBOURHOOD

City of Kamloops

PID

006-633-781

LEGAL DESCRIPTION

That part of Lot 3 lying west of a line drawn parallel to and perpendicularly 102 feet distant from the eastern boundary of said lot; District Lot 256 Kamloops Division Yale District Plan 3282 except Plans 12291 and 12911

YEAR BUILT

1970

SITE SIZE

20,715 sf

ZONING

RM-3

DENSITY

75 dwelling units per hectare

MAX HEIGHT (UNDER ZONING)

4 storeys

DEVELOPMENT PERMIT AREA

North Shore – Multi-Family

PARKING

26 stalls

OWNERSHIP STATUS

Asset sale

FINANCING

Treat as clear title

STABILIZED NET OPERATING INCOME

\$334,915

PRICING GUIDANCE

Contact listing agents for details

Opportunity

The Avison Young Multi-Family Team is pleased to market for sale Thompson Rivers Manor, a thirty-five (35) unit rental apartment building on the North Shore of Kamloops, BC (the "Property"). The Property is located on Tranquille Road offering convenient access to an abundance of amenities, shopping and services. The Property had approximately \$1.9M of capital invested into the building due to a fire that occurred in 2018.

This is a remarkable opportunity for an investor to acquire a stable cash-flowing asset in BC's rapidly growing Interior with rental growth opportunity and long-term redevelopment potential.

Investment highlights



Excellent North Shore location close to transit and amenities



Efficient building, easy to own and operate



Limited rental product available in the Okanagan & BC Interior



Low neighbourhood vacancy rate (1.1%)*
*CMHC Report Fall 2025



Property features & upgrades



Concrete block and wood-frame construction



Tenants pay their own heat, hydro and hot-water



Each unit contains its own hot-water tank (all replaced in 2020 & 2021)



Double pane windows replaced in 2023



Two washers & two dryers leased with Sparkle until 2027



Approximately \$1.9M of capital invested



Three-storey walk up (no elevator)



Common area upgrades and exterior paint



CCTV security cameras



New roof replaced in 2023



Asphalt parking lot resurfaced in 2024

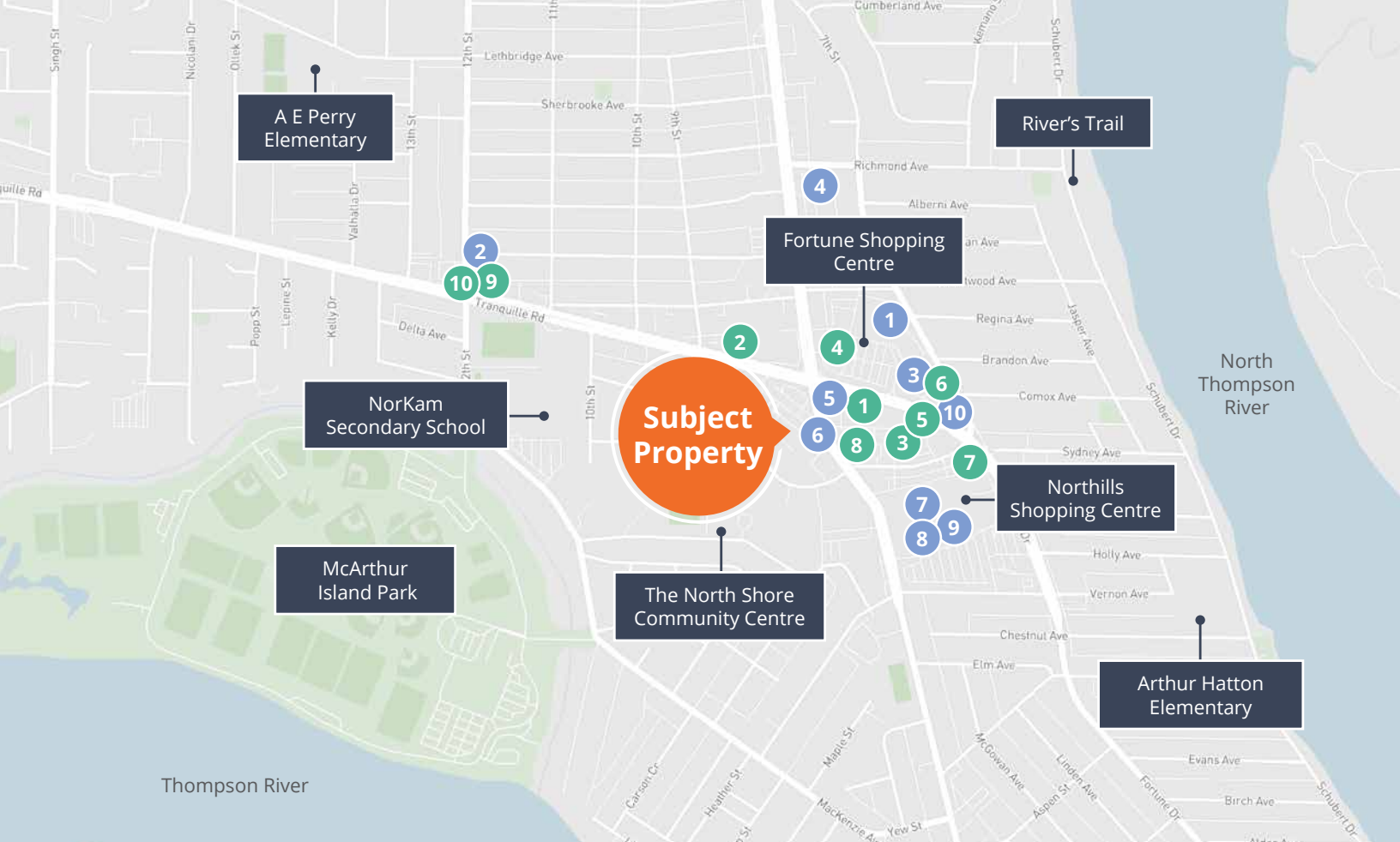


Balcony & deck repairs in 2024

Rental unit summary

Unit Type	Unit Count	Avg Size	Avg Rent	Market Rent	Avg Rent/sf
Bachelor	11	400 sf	\$1,153	\$995	\$2.88
1 Bedroom	24	500 sf	\$1,351	\$1,200	\$2.70
Total	35	469 sf	\$1,289	\$1,136	\$2.75





Amenities

RESTAURANTS & CAFÉS

- | | |
|-------------------------------------|--------------------------|
| 1. Domino's Pizza | 6. Subway |
| 2. Denny's Restaurant | 7. Edo Japan |
| 3. Rock'n Firkin Sports Pub & Grill | 8. C-Lovers Fish & Chips |
| 4. A&W Canada | 9. Boba Boo Bubble Tea |
| 5. Señor Froggy Restaurant | 10. Starbucks |

SHOPPING & SERVICES

- | | |
|-------------------------|-----------------------|
| 1. Safeway Fortune | 6. Scotiabank |
| 2. Tranquille Market | 7. TD Canada Trust |
| 3. BMO Bank of Montreal | 8. Shoppers Drug Mart |
| 4. Canadian Tire | 9. Dollar Tree |
| 5. RBC Royal Bank | 10. Nu Leaf Produce |

Contact for more information

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