

FOR SALE

2.31 Acres Heavy Industrial Zoned Land

1705 Mission Flats Road | Kamloops, BC

Colliers

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Opportunity

Opportunity to acquire a 2.31 acre heavy industrial zoned property in the in the Mission Flats industrial area of Kamloops.

The Property is ideally situated for Heavy and General Industrial uses such as outdoor storage of raw, bulk or extracted materials. The location is perfectly situated only seven minutes away from Kamloops city centre for easy access to a variety of services, shopping, and dining.

The City of Kamloops has provided approval to re-zone the site to allow for the waste-transfer station. Potential plans to include the following:

- Construction of a 24,200 SF recycling facility with office and compactor
- Ample truck parking to the south of the Property
- Staff parking stalls
- Access points from two (2) different points of Mission Flats Road, on the north and south of the Property
- Truck wash area in the southern corner of the Property

Contact listing brokers for potential site plans and further information.





Salient Facts

Civic Address	1705 Mission Flats Road, Kamloops
Site Area	2.31 acres
Legal Description	PID: 029-019-575 Lot A, Plan EPP26944, District Lot 249, Kamloops Division of Yale Land District
Zoning	I3: Heavy Industrial – permits a broad variety of uses including but not limited to a recycling plant, auto salvage, batch plant, cannabis production and other heavier uses
Land Use Classificaion	Medium & Heavy Industrial
Services	Municipal services at the property lines
Availability	Immediate
Property Features	• Road exposure frontage • Level site • Located in busy industrial area • Conveniently situated on the way to the Mission Flats Landfill site • Located opposite CP rail spur property • Located opposite CANDO rail's railcar terminal and transload facility
Asking Price	\$2,425,500

Location Overview





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