



FOR SALE OR LEASE

943 VICTORIA STREET

KAMLOOPS, BC

**3,478 SF Single Occupant
Commercial Property**

THE OPPORTUNITY

Positioned in the heart of downtown Kamloops, 943 Victoria Street presents a rare opportunity to acquire or lease a 3,478 square foot freestanding commercial building in a prominent, high-traffic location. The property benefits from flexible C6 (Arterial Commercial) zoning, allowing for a broad range of commercial and service-oriented uses ideally suited to serve both commuters and the surrounding residential community.

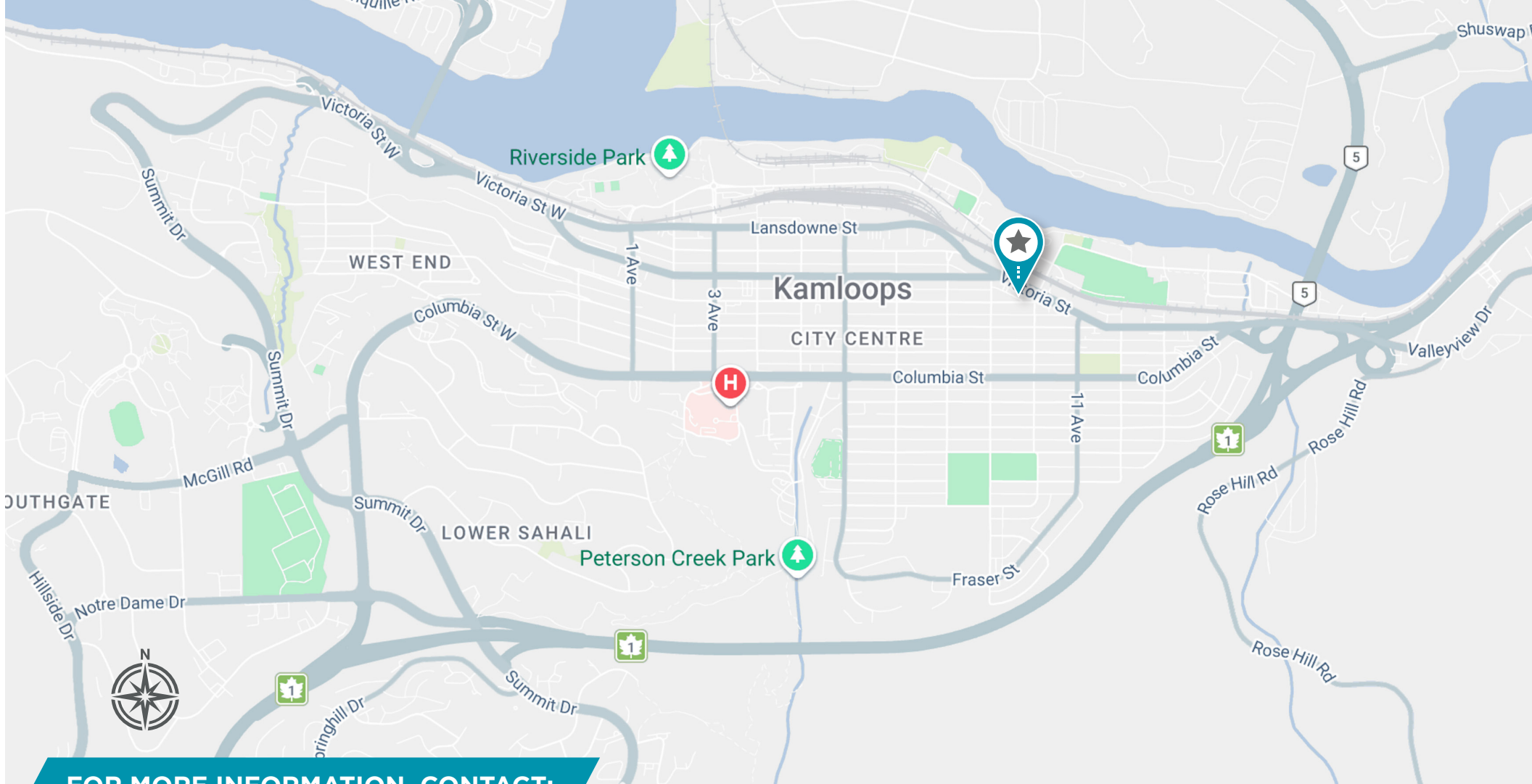
Offered with immediate vacant possession, this property is well suited for owner-occupiers looking to build equity, establish long-term operational control, and realize cost efficiencies. Strategically located with convenient access to the Trans-Canada Highway, Coquihalla Highway, Yellowhead Highway, and Princeton-Kamloops Highway, the site provides excellent connectivity to key markets throughout the Lower Mainland and Interior regions.



PROPERTY DETAILS

PID	004-023-218	LOADING	One (1) grade loading door
LEGAL DESCRIPTION	LOT 1 DISTRICT LOT 234 KAMLOOPS DIVISION YALE DISTRICT PLAN 30219	PROPERTY TAXES (2025)	\$16,551.23
SITE AREA	8,424 SF	ASKING BASIC RENT	Contact listing agents
TOTAL BUILDING AREA	3,478 SF	ADDITIONAL RENT	\$9.17 PSF
ZONING	C-6	AVAILABILITY	30 days notice
PARKING	Seven (7) stalls (exclusive parking lot)	SALE PRICE	\$1,365,000





FOR MORE INFORMATION, CONTACT:

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