



**FOR SALE**

# Salmon Arm Industrial Processing Facility

4141 54 Street SE | Salmon Arm, BC

**\$2,600,000**

listing price

**20,742 SF**

building area

**~\$125/SF**

ask per square foot

Stuart Wallenstein | The Cash Flow Agent | Stonehaus Realty  
Angela Huo | RE/MAX Westcoast

604-369-7304 | [stuart@thecashflowagent.com](mailto:stuart@thecashflowagent.com)  
778-926-8368 | [angelah@remax.net](mailto:angelah@remax.net)

## Executive Summary

4141 54 Street SE is a 20,742 SF specialized industrial facility on approximately 2.0 acres of M-4 zoned land in Salmon Arm, BC. Purpose-built for food processing and cold-chain operations, the building retains all core infrastructure — upgraded power, plumbing, drainage, cold-chain-ready mechanical systems, a loading dock, and a production-oriented layout. All processing equipment has been removed; the facility is delivered as a turnkey shell ready for a new operator's fit-out.

At roughly \$125/SF, this property represents compelling value against comparable industrial product in the Central Okanagan, where functional warehouse and processing buildings routinely trade between \$190 and \$370/SF. The facility is ideal for food processing operators, protein or specialty manufacturers, refrigerated distribution users, and co-packing businesses.

Salmon Arm's industrial inventory is thin, and purpose-built processing facilities are essentially non-existent on the open market. The Shuswap/Thompson Okanagan region accounts for 16% of BC's food and beverage manufacturing sector. The city's new Official Community Plan (Dec 2025) actively supports industrial expansion, including a 5-year tax exemption for qualifying investments.

**20,742 SF**

building area

**2.0 AC**

industrial land

**~\$125/SF**

ask / building SF

**M-4**

abattoir zone

## Property Facts

<b>Listing Price</b>	\$2,600,000	<b>Land Area</b>	~2.0 acres
<b>Price Per SF</b>	~\$125	<b>Zoning</b>	M-4 — Abattoir Zone
<b>Sale Type</b>	Investment or Owner User	<b>Year Built</b>	2006 / 2017 (addition)
<b>Property Type</b>	Industrial	<b>Ceiling Height</b>	Varies by zone
<b>Subtype</b>	Food Processing / Manufacturing	<b>Construction</b>	Metal-clad, concrete fdn
<b>Building Size</b>	20,742 SF	<b>Power</b>	Upgraded (\$100K+ invest.)
<b>No. Stories</b>	1	<b>Loading</b>	Dock-level loading
<b>Tenancy</b>	Single (Vacant)	<b>Parking</b>	Unpaved gravel lot

# Investment Highlights

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## ● Below-Market Pricing

At ~\$125/SF, this facility is priced well below Central Okanagan industrial benchmarks where functional warehouse and processing space trades between \$190 and \$370/SF. Salmon Arm local comps at \$191–\$194/SF for smaller warehouses further validate the ask for a building of this scale and specification.

## ● Purpose-Built Processing Infrastructure (Shell Ready)

This is not a generic warehouse. The facility retains all core infrastructure — cold-chain-ready mechanical systems, production/processing layout with dedicated workflow zones, upgraded power service, and dock-level loading. Equipment has been removed, delivering a clean turnkey shell. A buyer targeting food processing, cold storage, or specialty manufacturing saves significant time and capital versus building from scratch.

## ● Rare M-4 Zoning — Permitted Use Flexibility

M-4 Abattoir zoning permits a range of high-value industrial uses that most zones restrict — including food processing, cold storage, and manufacturing operations. This zoning scarcity is a competitive advantage in a market where new industrial permits are increasingly difficult to obtain.

## ● Strong Regional Demand Drivers

The Shuswap/Thompson Okanagan region represents 16% of BC's food and beverage manufacturing sector. Salmon Arm has 100+ farms in city limits, a fully occupied food hub (Zest, opened 2021 with a waitlist), and food/beverage manufacturing employment at 3x the national average. Demand is real and growing.

## ● Vacant — Buyer Controls the Outcome

No inherited lease risk. The buyer selects the tenant, sets the lease structure, and controls the operational buildout. This is equally attractive for an owner-user planning immediate occupancy and an investor structuring a stabilized NNN lease.

## ● Assembly Optionality

Available alongside the adjacent 3.0-acre M-1 development parcel at 5100 40 Avenue SE (\$1,200,000), creating a combined 5.0-acre industrial assembly at \$3,800,000. Buyers can pursue cash flow, development upside, or both.

# Property Photos



Aerial view — 20,742 SF processing facility on 2.0 acres, Salmon Arm industrial area



Building exterior — front elevation



Processing area — cold-chain equipment



Production zone — workflow layout



Exterior — loading dock and service access



On-site office space

## Why This Property Stands Out

### vs. 56 Hadow Rd, Enderby (\$81/SF)

- Proper M-4 industrial zoning vs. ALR land with severe use restrictions
- Municipal gas and water vs. rural site with limited services
- Salmon Arm market (21,000 pop) vs. Enderby (3,000 pop) — larger tenant pool
- Arms-length sale vs. court-appointed receivership — cleaner transaction

### vs. 3101 10 Ave SW, Salmon Arm (\$464/SF)

- 2x the building area at 58% less total price — dramatically better value per SF
- Industrial facility with cold-chain infrastructure vs. retail building
- Comparable lot size (~2-4 acres) at a fraction of the cost

### vs. 351-391 Hudson St, Salmon Arm (\$168/SF)

- 25% lower price per SF (\$125 vs. \$168) for industrial vs. office
- 100% NNN lease structure vs. multi-tenant office management burden
- Fully vacant = buyer controls tenant selection; no inherited lease risk

## Key Buyer Metrics — As-Is Scenario

**\$2,600,000**

Purchase Price

**\$283,766**

NOI (\$16/SF, 90%)

**2.11x**

DSCR

**10.1%**

Yield on Cost

**15.2%**

Cash-on-Cash

## Contact Us

### Stuart Wallenstein PREC\*

The Cash Flow Agent | Stonehaus Realty  
604-369-7304 | stuart@thecashflowagent.com  
www.thecashflowagent.com | @TheCashFlowAgent

### Angela Huo

RE/MAX Westcoast  
778-926-8368 | angelah@remax.net  
angelahuo.com | info.angelahuo@gmail.com