



FOR SALE

2.31 ACRES HEAVY INDUSTRIAL
ZONED LAND IN KAMLOOPS
1705 MISSION FLATS ROAD, KAMLOOPS BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

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ROYAL LEPAGE KELOWNA

COMMERCIAL



PROPERTY DETAILS



MUNICIPAL ADDRESS

1705 Mission Flats Road,,
Kamloops BC



PID

029-019-575



LEGAL DESCRIPTION

LOT A, PLAN EPP26944, DISTRICT
LOT 249, KAMLOOPS DIV OF YALE
LAND DISTRICT



ZONED

I3 | Heavy Industrial



SITE AREA

2.31 Acres



SERVICES

Municipal services at the property lines



PROPERTY TAX

\$9,457.15 (2021)



LIST PRICE

\$3,800,000

OVERVIEW

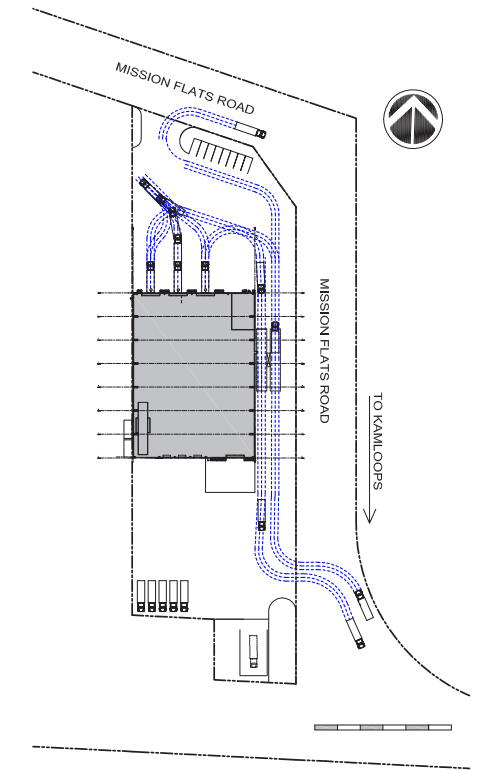
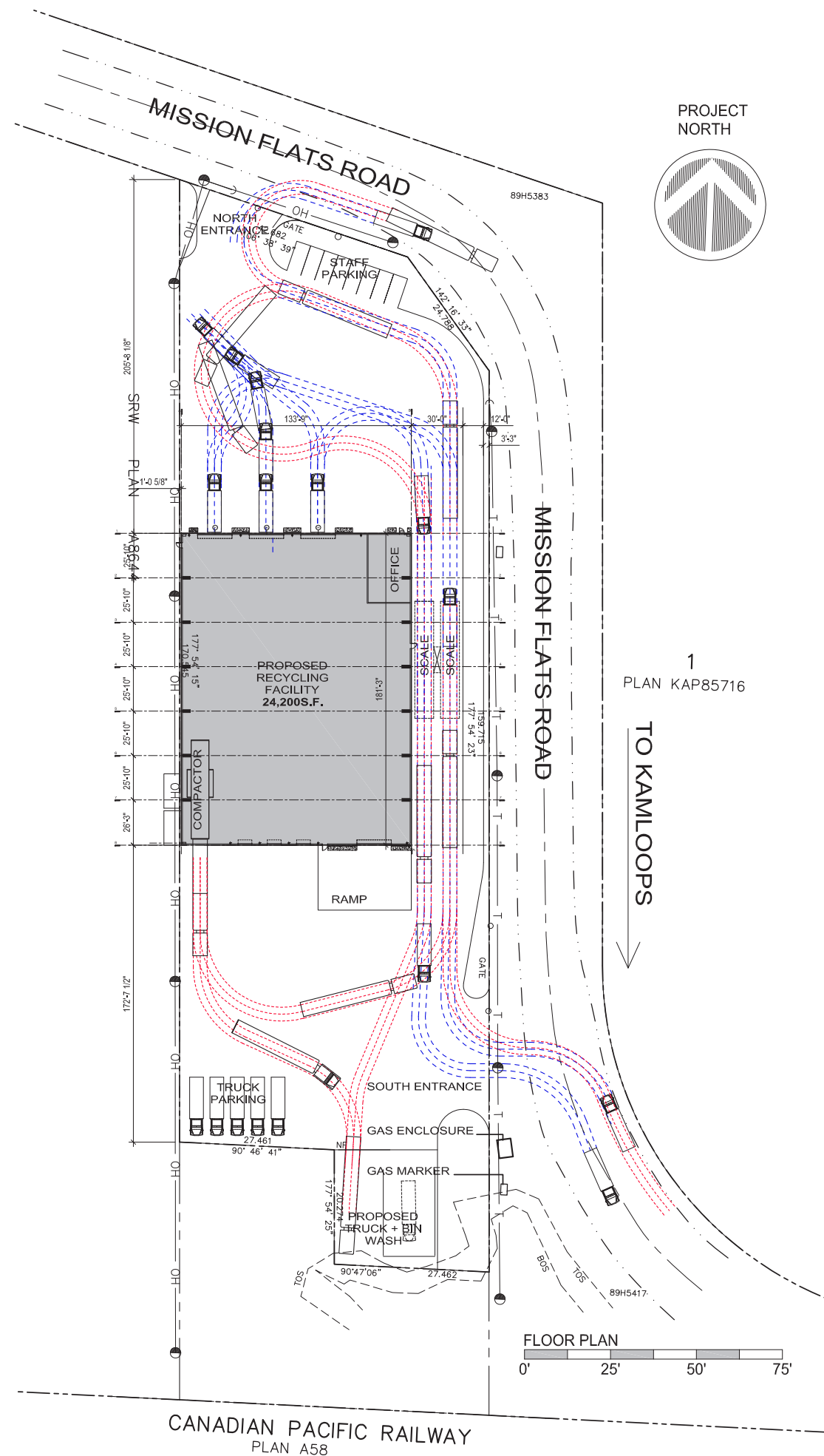
Opportunity to acquire a 2.31 acre heavy industrial zoned property in the in the Mission Flats industrial area of Kamloops. The property is ideally situated for Heavy and General Industrial uses such as outdoor storage of raw, bulk or extracted materials. The location is perfectly situated only seven minutes away from Kamloops city centre for easy access to a variety of services, shopping and dining.

SITE PLAN

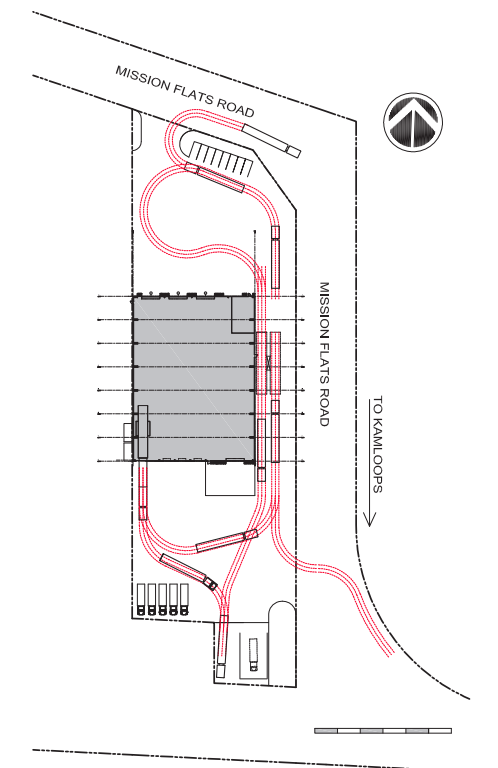
The Vendor recently obtained from the City of Kamloops approval to rezone the site to allow for the construction of a waste transfer station.

The facing plans include the following highlights:

- 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



4 SMALL TRUCK TRAFFIC NTS





LOCATION OVERVIEW





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