



- ▶ **±4,000 to 25,713 SF Retail Opportunity on Kamloops' "North Shore"**
- ▶ **One of the Busiest Intersections in Kamloops**
- ▶ **Great On-Site Parking**
- ▶ **Lease Terms Up to Ten Years with No Demo Clause**

Location

To lease a former car dealership that was converted to general retail space at one of Kamloops' busiest intersections. The subject property is located at the northwest corner of 8th Avenue and Fortune Drive. This controlled intersection offers great exposure and reach to consumers on the "North Shore" and all of Kamloops as a whole.

Highlights

- ▶ Several different areas for retail and showroom space
- ▶ Roll-up doors for possible vehicle access or grade loading
- ▶ Excellent on-site parking and/or outdoor display areas
- ▶ Air conditioning

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FOR LEASE | RETAIL
800 FORTUNE DRIVE
KAMLOOPS, BC

Zoning

C-5 (Shopping Centre Commercial) – allows for a wide range of retail and office uses.

Available Areas (Approximate)

Area	Description	Size
Area 1	Was showroom and office space	11,621 SF
Area 2	Was part sales and storage	8,571 SF
Area 3	Was service and repair bays	4,028 SF
Total		25,713 SF

Basic Rent

Based on location, size, and lease term. Call listing agent for options.

Additional Rent (2025 Estimate)

\$5.22 PSF*

**Does not include snow removal/landscaping or garbage/recycling.*

Term

Up to ten (10) years

Availability

Immediate

Site Plan

