



▼ \$2,000,000 PRICE REDUCTION

Versatile Self Storage

2095 Trans Canada Highway West, Kamloops, British Columbia

WAS

~~\$8,995,000~~

NOW OFFERED AT

\$6,999,000

\$154

PER SQ FT

5.76%

CAP RATE

503

UNITS

45,546

RENTABLE SF

2.08

ACRES

An established 503-unit self-storage facility on 2.08 acres of freehold land with direct frontage on the Trans-Canada Highway — the primary east-west corridor through British Columbia's interior. Offered as an **asset sale**.

INVESTMENT HIGHLIGHTS

- 1. Priced below replacement cost.** \$153.67 per rentable sq ft and \$13,914 per unit — a fraction of recent BC self-storage trades.
- 2. Highway frontage.** Direct Trans-Canada exposure with signage, serving Kamloops' growing southwest sector.
- 3. Lease-up upside.** 86.6% occupied by area, with available capacity concentrated in the highest-yielding size class and no capital required to fill it.
- 4. Expansion room.** 45,546 sq ft of building on 90,605 sq ft of land — roughly half site coverage, subject to municipal approvals.
- 5. U-Haul dealership.** Previously operated on site; licence can be reinstated by a purchaser.

PROPERTY SUMMARY

Asking Price	\$6,999,000
Cap Rate	5.76%
Net Operating Income	\$402,948
Price / Rentable Sq Ft	\$153.67
Price / Unit	\$13,914
Rentable Area	45,546 sq ft
Unit Count	503
Site Area	2.08 ac (90,605 sq ft)
Occupancy by Area	86.6%
Tenure	Freehold
Structure	Asset sale



The Property

503 storage units totalling 45,546 square feet of rentable area across single-storey drive-up buildings on 2.08 acres of freehold land.

The site includes covered and enclosed drive-up bays, an on-site office and manager's residence, a secured yard for RV and vehicle storage, and paved internal drive aisles throughout. Operations are supported by one on-site live-in manager.

The property previously operated as a U-Haul dealership and that licence can be reinstated by a purchaser.

Location

Kamloops is the largest community in the Thompson-Nicola Regional District, the twelfth largest municipality in British Columbia, and a 3.5-hour drive from Vancouver.

The property fronts the Trans-Canada Highway serving Aberdeen, Pineview Valley and Dufferin — the sector KAMPLAN identifies to absorb 48% of planned municipal growth.

Apartment vacancy was 1.2% in October 2025 against a 3.1% national average. Teck's Highland Valley Copper mine life extension is under construction, extending operations to 2046.

Further information. A detailed offering memorandum is available on request. Full financial statements, rent roll and due diligence materials are available to qualified parties on execution of a confidentiality agreement. **Cooperating brokers welcome** — a full cooperating commission is offered to the agent who introduces the successful purchaser.

Scott McDowell

Personal Real Estate Corporation

The Kamloops Home Team | Royal LePage Westwin Realty

scottmcdowell@royalpage.ca · 250-319-7579

800 Seymour Street, Kamloops, BC V2C 1H5 · Office 250-374-1461

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