



KRIS McLAUGHLIN, CCIM
 PERSONAL REAL ESTATE CORPORATION
 250.870.2165
 kris@commercialbc.com



431 Victoria Street W, Kamloops, British Columbia V2C 1A6

Listing

MLS® #: **10345099** Status: **Expired** Title1/Title2: Lease: **\$19.00**
 Prop Type: **Commercial** Sub Type: **Industrial** Orig List: **\$19.00**
 Mjr /Minor Ar: **Kamloops and District/KAM - South Kamloops** Price Type: **Per Square Foot** DOM: **229**

General Information

Transaction Type: **For Lease**

Parcel ID: Price x Unit: Shop:
 Yr Built: Bldg Name:
 Yr Rnvtd: Subdivision:
 Yr Blt Src:

Layout

Storesys:
 Seat Capacity:
 Ceiling Min:
 Possible Use:
 Current Use:

Lot Information

Lot #: Lot SqFt:
 Water Access: Lot Acres:
 Fencing: W x L:
 View:

Floor Area

Total Building SqFt:
 Unit SqFt:
 Leasable Sqft Total: **1,942**
 Leasable SqFt Min:
 Leasable SqFt Max:
 SqFt Source:



Interior Features

Accessibility Eq: **No** # Overhd Doors 1: # Ovrhd Doors 2: # Docks Total: Ceiling Feet: **0**

Parking Features

Ttl Prkng Spcs: Prkng Cov: **0** Prkng Uncov: Secrd Prk Spcs: RV Prkng Spc: Carport: **No**
 Parking Desc: Garage: **No** Gar Dim:

Public Remarks

High-profile, commercial end-cap of approximately 1,942 SF available for lease at the foot of Overlanders Bridge in Kamloops. Single storey unit that is ideal for service commercial uses. Unit configuration includes a small entry showroom, reception area, office space and warehouse/shop space. Main entrance to the unit is to the north with some frontage along Victoria St W. Grade level overhead door located near the middle of the unit beside a secondary entrance into the warehouse space. Large parking area adjacent to the unit with 7 dedicated parking stalls. Outstanding opportunity for highly visible fascia signage on the east side of the unit. Flexible C4 - Service Commercial zoning that allows a multitude of commercial uses.

Title

Assgnmt of Contract: Num Titles: Interest Offered: **Head Lease** Contingency:
 Pets Allowed: Short Term Rent:
 Rentals Allowed: Short Term Rent Desc:
 Age Restrict: Restrictions Desc:

Business

Lse Ex Dt: Est Ad Rnt: **8.03** Pckge Avail: B Type:

Lease

Lse Amount: **\$19.00** Lsable Area Units: **Square Feet** Lse Form on File: Sub Lse YN: **No**
 Lsable Area: **1,942** Lse Amount Frqncy: **Annually** Lse Term Num Off: Lse Renewal YN:

Legal/Tax

Tax Year: Taxes: Tax Assd Val: Indigenous Lnd: **No**
 Tax Assmnt St: Imprvmnts: Agricultural Rsv: Zoning Code: **C4**
 # of Parcels: Addtnl Parcels: **No** Dev Permit: Irrig Wtr Rghts:
 Legal Desc: **Lot 18 District Lot 231 Kamloops Division of Yale District Plan KAP48**
 Disclosures: **None**

Agent/Broker Info

List Agent: **Kris McLaughlin (12546)/Certified**
Commercial Investment Member / CCIM, LA Ph: 250-870-2165 LA Email: kris@commercialbc.com
Commercial Full, PREC
 List Office: **RE/MAX Kelowna (1346)** Office Ph: **250-717-5000** Address: **100 - 1553 Harvey Avenue, Kelowna, BC V1Y 6G1**
 Co List Agt: **Zach Anderson ()/PREC** COLA Ph: **250-571-2570** CoLA Em: **zachaanderson@yahoo.ca**
 Co List Off: **RE/MAX Real Estate (Kamloops) (1793)** Office Ph: **250-374-3331** Address: **258 Seymour Street, Kamloops, BC V2C 2E5**

Showing

Show Rqmts: **Call Listing Agent, Restricted Hours** Showing Service: **Touch Base**
 Show Remks: **Contact Listing Broker: Please do not disturb Tenants.**
 Directions: **Fortune Drive - Victoria Street W**

Listing/Contract Info

Seller Name:	Privacy protected do not solicit	Seller Interest in Title:	Internet Listing:	Yes
Seller Phone:		Development Status:	Internet Address:	Yes
Seller 2:	Privacy protected do not solicit	Seller 3:	Occupant Name:	Occupant Ph:
Cross Listing ID:		Interboard ID:	Expiration Date:	12/31/2025
Property Cond:		Contract Eff Dt:	Last Modified:	01/01/2026
Activation Dt:	05/16/2025	Sold Date (Firm):	Sold Price:	
Purchase Date:				
Buyer Ag Comp:	2% of the base rent for the 1st 5 years; 1% thereafter-Tenant agent to attend or comm reduced by 50%			

REALTOR® Remarks: Measurements provided by Landlord.

The above information is from sources deemed reliable, but it should not be relied upon without independent verification

441 Victoria Street, Kamloops, British Columbia V2C 1A6

Listing

MLS®#: [10355352](#) Status: **Expired** Title1/Title2: Lease: **\$15.50**
 Prop Type: **Commercial** Sub Type: **Industrial** Orig List: **\$15.50**
 Mjr /Minor Ar: **Kamloops and District/KAM - South Kamloops** Price Type: **Per Square Foot** DOM: **174**



General Information

Transaction Type: **For Lease**
 Parcel ID:
 Yr Built:
 Yr Rnvt'd:
 Yr Blt Src:

Price x Unit:
 Bldng Name:
 Shop:
 Subdivision:

Layout

Stores:
 Seat Capacity:
 Ceiling Min:
 Possible Use:
 Current Use:

Lot Information

Lot #:
 Lot SqFt:
 Lot Acres:
 W x L:
 Water Access:
 Fencing:
 View:

Floor Area

Total Building SqFt:
 Unit SqFt:
 Leasable Sqft Total: **5,440**
 Leasable SqFt Min:
 Leasable SqFt Max:
 SqFt Source:

Interior Features

Accessibility Eq: **No** # Overhd Doors 1: # Ovrhd Doors 2: # Docks Total: Ceiling Feet: **0**

Parking Features

Ttl Prkng Spcs: Prkng Cov: **0** Prkng Uncov: Secrd Prk Spcs: RV Prkng Spc: Carport: **No**
 Parking Desc: Garage: **No** Gar Dim:

Public Remarks

Versatile, in-line, industrial unit of approximately 5,440 SF. Main floor warehouse space has several rooms, some with cold storage capabilities, Warehouse features up to 16 ft ceilings and has three overhead doors servicing up to 5 loading docks at dock height and 2 washrooms. Upstairs office space includes an individual office, 2 larger open work areas and a storage room. Centrally located at the foot of the south end of Overlanders Bridge near Downtown Kamloops. Unit comes with 4 onsite parking stalls with more available in the dock area if required. Flexible C4 - Service Commercial zoning that allows a multitude of commercial uses.

Title

Assgnmt of Contract: Num Titles: Interest Offered: **Head Lease** Contingency:
 Pets Allowed: Short Term Rent:
 Rentals Allowed: Short Term Rent Desc:
 Age Restrict: Restrictions Desc:

Business

Lse Ex Dt: Est Ad Rnt: **8.03** Pckge Avail: B Type:

Lease

Lse Amount: **\$15.50** Lsable Area Units: **Square Feet** Lse Form on File: Sub Lse YN: **No**
 Lsable Area: **5,440** Lse Amount Frqncy: **Annually** Lse Term Num Off: Lse Renewal YN:
 Existing Lse Type: **NNN** Lse Expiration: Lse Details:

Legal/Tax

Tax Year: Taxes: Tax Assd Val: Indigenous Lnd: **No**
 Tax Assmnt St: Imprvmnts: Agricultural Rsv: Zoning Code: **C4**
 # of Parcels: Addtnl Parcels: **No** Dev Permit: Irrig Wtr Rghts:
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 Co List Off: [RE/MAX Real Estate \(Kamloops\) \(1793\)](#) Office Ph: **250-374-3331** Address: **258 Seymour Street, Kamloops, BC V2C 2E5**

Showing

Show Rqmts: **Call Listing Agent** Showing Service: **Touch Base**
 Show Remks: **NO TOUCHBASE; Contact Listing Broker.**
 Directions: **Located on the south side of Victoria Street W at the foot of the south end of Overlanders Bridge**

Listing/Contract Info

Seller Name:	Privacy protected do not solicit	Seller Interest in Title:	Internet Listing:	Yes
Seller Phone:		Development Status:	Internet Address:	Yes
Seller 2:	Privacy protected do not solicit	Seller 3:	Occupant Name:	Occupant Ph:
Cross Listing ID:		Interboard ID:	Expiration Date:	12/31/2025
Property Cond:		Contract Eff Dt:	Last Modified:	01/01/2026
Activation Dt:	07/10/2025	Sold Date (Firm):	Sold Price:	
Purchase Date:				
Buyer Ag Comp:	2% of the base rent for the 1st 5 years: 1% thereafter - Tenants agent to attend or comm reduced 50%			

REALTOR® Remarks: Measurements taken from previous Lease.

The above information is from sources deemed reliable, but it should not be relied upon without independent verification