

\$14 - 1365 Dalhousie Drive B, Kamloops

MLS® #165947

\$14

Bedroom, Bathroom,
Commercial on 2 Acres

Dufferin/Southgate, Kamloops, British Columbia

Without a doubt this land and warehouse building commands one of the finest locations in the Southgate Mall area. The building offers high exposure and outstanding street appeal and this location would set you apart from your competitors. The lease space consists of 6600.4 square feet of main floor area. The main floor front area consists of reception, offices, big staff lunch room and bathrooms, and the remaining 2500 square feet is clear span warehouse space with 16 foot clearance to underside of Truss. There is access at the back via 2 - 14 foot high garage door as well as a man door. The level outside ground provides for lots of parking front, side and back, and can easily accommodate larger transport trucks. Ready for occupancy August 1 2022. Asking base rent - \$13.50 per square foot per annum. Operating costs are presently \$3133.00 per month. Tenant pays separately metered Hydro and Gas.



Essential Information

MLS® #	165947
Price	\$14
Acres	1.92
Type	Commercial
Sub-Type	Industrial
Style	Building and Land
Status	Active

Community Information

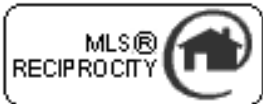
Address	1365 Dalhousie Drive B
Subdivision	Dufferin/Southgate
City	Kamloops
Province	British Columbia
Postal Code	V2C 5P6

Additional Information

Date Listed	February 24th, 2022
Days on Website	789
Zoning	I1S

Listing Details

Listing Agent	Mike Rose
Listing Office	RILEY & ASSOCIATES REALTY LTD.



NOTE: This representation is based in whole or in part on data generated by Kamloops and District Real Estate Association which assumes no responsibility for its accuracy.