

\$13 - 1365 Dalhousie Drive B&c, Kamloops

MLS® #165948

\$13

Bedroom, Bathroom,
Commercial on 2 Acres

Dufferin/Southgate, Kamloops, British Columbia

This Sahali/Dufferin location is second to none and offers easy access to the highway and is just 2 kms away from the Columbia place shopping Center. The building offers high exposure and outstanding street appeal and this location would set you apart from your competitors. The lease space consists of 15170.60 square feet of top notch light industrial use lease space. The main floor front area consists of reception, offices, big staff lunch room and bathrooms, and the remaining warehouse space is clear span with 16 foot clearance to underside of Truss. There is access at the back via 4 - 14 foot high garage door as well as man doors. The level outside ground provides for lots of parking front, side and back, and can easily accommodate larger transport trucks. Ready for occupancy. Asking base rent - \$13.25 per square foot per annum. Operating costs are presently \$6266.00 per month and are reconciled yearly. Tenant pays separately metered Hydro and Gas.



Essential Information

MLS® #	165948
Price	\$13
Acres	1.92
Type	Commercial
Sub-Type	Industrial
Style	Building and Land
Status	Active

Community Information

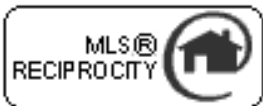
Address	1365 Dalhousie Drive B&c
Subdivision	Dufferin/Southgate
City	Kamloops
Province	British Columbia
Postal Code	V2C 5P6

Additional Information

Date Listed	February 25th, 2022
Days on Website	798
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.