

# \$15 - 913 Laval Cres, Kamloops

MLS® #171818

**\$15**

Bedroom, Bathroom,  
Commercial on 2 Acres

Dufferin/Southgate, Kamloops, British Columbia

10,500 square feet of High Exposure warehouse lease space consisting of 3 units (side by each) each with 2500 square feet on the main floor and a further 1000 square feet of office on the upper floor. The main floor is a combination of 1000 square feet of office/showroom at the front and approximately 1500 square feet of warehouse space at the back. There is just under 2 acres of land with truck access around the entire building. The footprint of each unit is 38 feet wide by 65 feet deep ( 114' x 65'0). The yard is fenced and there is an opportunity to create more usable space at the rear. The I1S light industrial zoning would be perfect for a sales and service type business or a technical office/engineering firm. The warehouse space has a larger 14 foot single garage door as well as a separate man door at the back and the warehouse ceiling height is 18 feet clear span to the underside of the truss. Great customer/client parking at the front. Call or email for further info.

## Essential Information

MLS® #	171818
Price	\$15
Acres	1.99
Type	Commercial
Sub-Type	Industrial
Style	Building and Land



Status Active

### Community Information

Address 913 Laval Cres  
Subdivision Dufferin/Southgate  
City Kamloops  
Province British Columbia  
Postal Code V2C 5P4

### Amenities

Amenities South East, Shopping Area, Security, Signs Allowed, Store Front, Wheelchair Access, Fenced

### Exterior

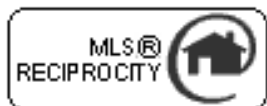
Lot Description North East, North West, Public Trans. Nearby, Shopping Nearby

### Additional Information

Date Listed March 15th, 2023  
Days on Website 415  
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.