



FOR LEASE

HIGH PROFILE COMMERCIAL END-CAP

431 Victoria Street W, Kamloops, BC



Kris McLaughlin
Personal Real Estate Corporation
kris@commercialbc.com
250.870.2165

Zach Anderson
Personal Real Estate Corporation
zachanderson@remax.net
250.571.2570

REMAX Commercial - REMAX Kelowna
1391 Ellis Street, Kelowna, BC V1Y 6G1

REMAX Real Estate - Kamloops
258 Seymour Street, Kamloops, BC V2C 2E5

FOR LEASE: 431 Victoria Street W, Kamloops, BC

Property Details

Civic Address:

431 Victoria Street W, Kamloops, BC

Location:

Located on the south side of Victoria Street W at the foot of the south end of Overlanders Bridge in Kamloops, BC

Unit Size:

1,942 SF (approximate)

Parking:

Up to 7 dedicated parking stalls available

Zoning:

C4 - Service Commercial

Lease Rate:

\$18.00/SF + \$8.03/SF in additional rent (estimated for 2026) & applicable taxes

High Profile Commercial End-Cap Located at the South End of the Overlanders Bridge in Kamloops

Opportunity:

REMAX Commercial - REMAX Kelowna presents this opportunity to lease a commercial unit in a multi-tenant commercial complex, centrally located in Kamloops, BC.

Features:

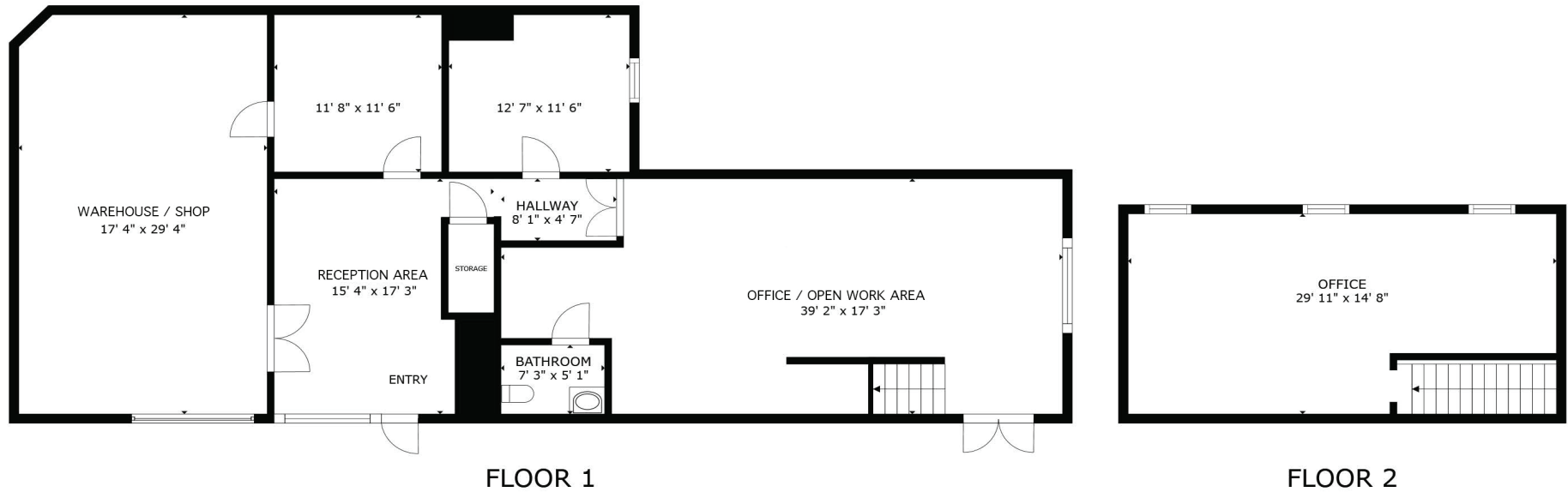
Prime commercial unit in a well established commercial area of Kamloops, only half a block from the Overlanders Bridge.

- ▶ Approximately 1,942 SF of commercial space ideal for a wide variety of service commercial uses
- ▶ Current configuration includes an entry showroom/work area, reception area, offices, warehouse/shop space and a washroom
- ▶ Opportunity for highly visible fascia signage to the front and side of the building
- ▶ Large parking area located adjacent to the unit with 7 dedicated parking stalls
- ▶ For more information or to arrange a tour of this space contact Kris McLaughlin, PREC at 250 870 2165 or by email at kris@commercialbc.com or Zach Anderson PREC at 250 571 2570 or zachanderson@remax.net



FOR LEASE: 431 Victoria Street W, Kamloops, BC

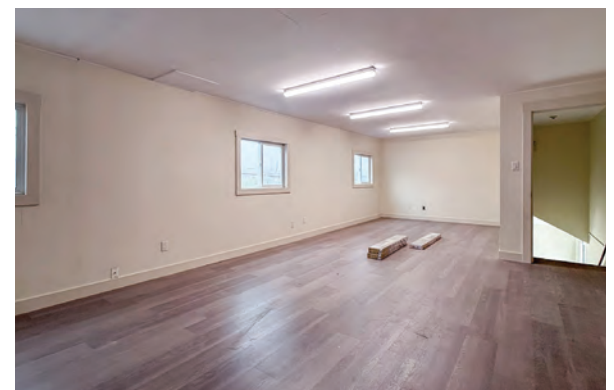
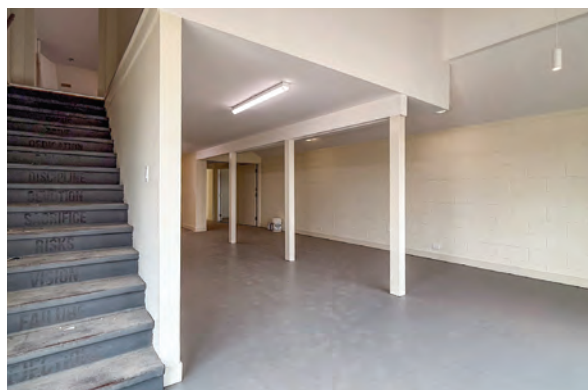
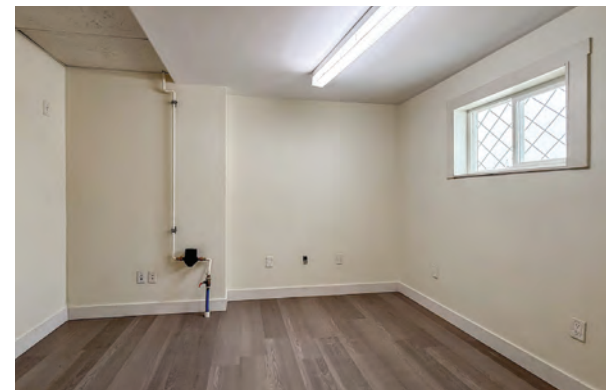
Floor Plan



Note: Floor plan has been derived, is approximate and may not be to scale. Some interior walls may have been adjusted. If important, information and configuration should be verified.

FOR LEASE: 431 Victoria Street W, Kamloops, BC

Interior Photos



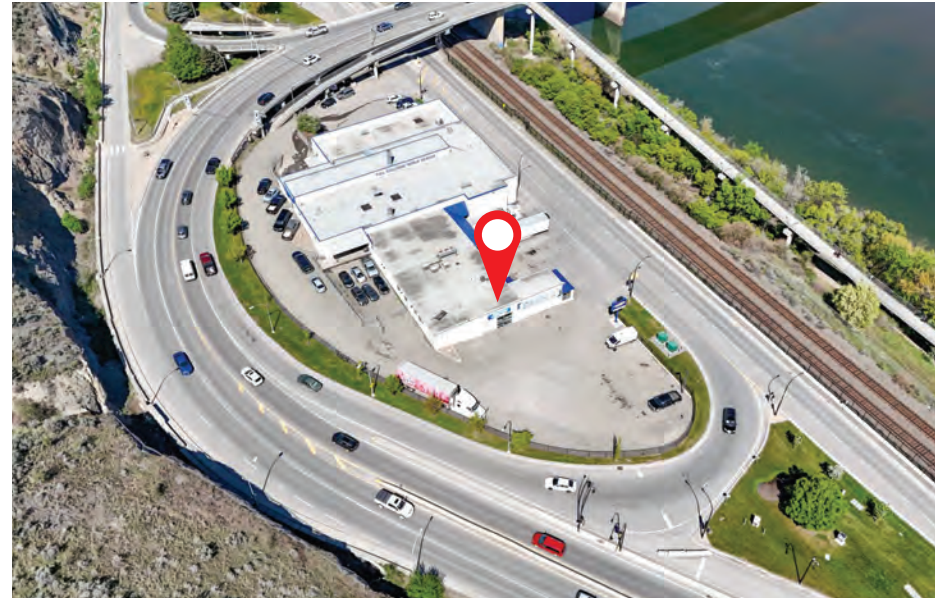
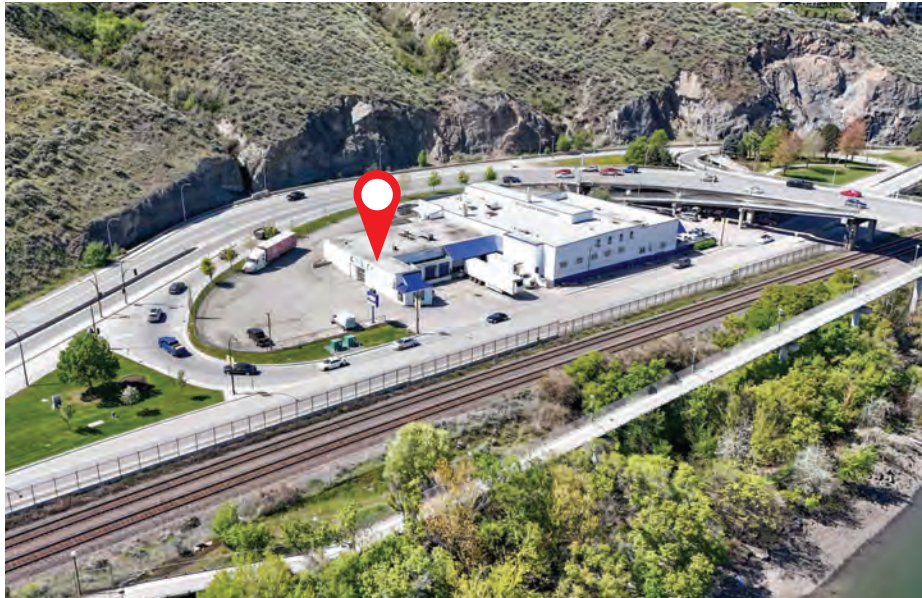
FOR LEASE: 431 Victoria Street W, Kamloops, BC

Exterior Photos



FOR LEASE: 431 Victoria Street W, Kamloops, BC

Aerial Imagery



FOR LEASE: 431 Victoria Street W, Kamloops, BC



Kris McLaughlin, CCIM

Personal Real Estate Corporation

REMAX Commercial - REMAX Kelowna

#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1

kris@commercialbc.com

250.870.2165

Zach Anderson

Personal Real Estate Corporation

REMAX Real Estate (Kamloops)

258 Seymour St, Kamloops, BC V2C 2E5

zachanderson@remax.net

250.571.2570



© Kris McLaughlin Personal Real Estate Corporation - All Rights Reserved.

This document/email has been prepared by Kris McLaughlin Personal Real Estate Corporation for advertising and general information only. Kris McLaughlin Personal Real Estate Corporation, REMAX Commercial or REMAX Kelowna makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to warranties of content, accuracy and/or reliability. All information contained in this document has been obtained from sources believed to be reliable. It is the responsibility of the reader to independently confirm and verify the accuracy of the information and content of this document and to satisfy themselves as to its completeness. Any financial projects, assumptions, or estimates are used for example only and may or may not reflect the current or future performance of the property. This communication is not intended to cause or induce breach of an existing listing agreement.

