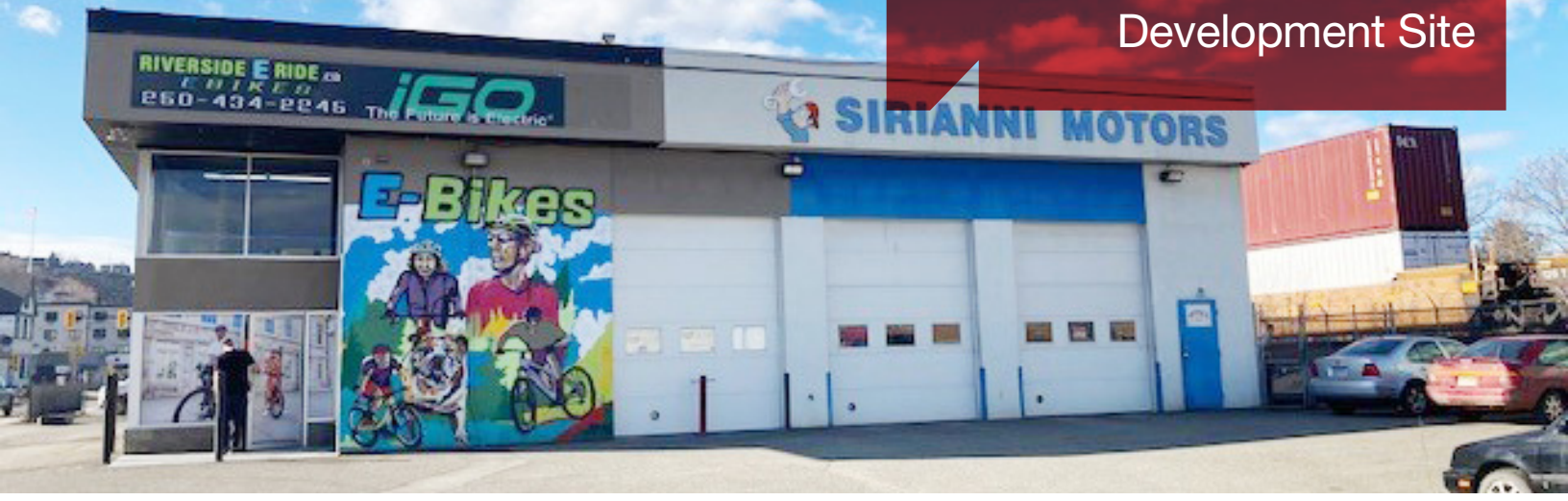


**FOR SALE**  
Retail Investment Property  
Owner-Occupier or  
Development Site



**100, 150 & 154 Victoria Street West | Kamloops, BC**

Situated on Kamloops' busiest commercial street, this commercial property is an attractive investment property, owner-occupier property or commercial development site. This property can be purchased individually or with the adjacent properties.

**Price: \$1,500,000; \$1,000,000; \$1,000,000**

**Michael Marckwort**  
Investment Broker  
604 691 6638  
mmarckwort@naicommercial.ca

**NAI Commercial**  
1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535 | [naicommercial.ca](http://naicommercial.ca)

# 100, 150 & 154 Victoria Street West, Kamloops, BC

## Opportunity

This commercial property has long-term tenants making this an attractive investment.

This property has great development potential on an acre of land, situated on one of Kamloops busiest commercial streets. This is also a great commercial or residential development site.

- ▶ This location has the highest drive by traffic in the city, with 40,000 cars per day
- ▶ The property is comprised of 3 freehold titled lots, 100, 150 & 154 West Victoria Street
- ▶ 100 W Victoria is the largest lot and the price is based on land value
- ▶ 150 & 154 West Victoria shares a common building – ie via a Wall Agreement

## Price Breakdown, Income & Expense

	List Price	Financial Overview
<b>100 Victoria St. West:</b>	<b>\$1,500,000</b>	
Revenue		\$48,000
Expenses		\$3,535
NOI		\$44,465
Effective Cap Rate		<b>3.0%</b>
<b>150 Victoria St. West:</b>	<b>\$1,000,000</b>	
Total Income		\$45,600
Expenses		\$10,490
NOI		\$35,110
Effective Cap Rate		<b>3.5%</b>
<b>154 Victoria St. West:</b>	<b>\$1,000,000</b>	
Revenue		\$48,000
Expenses		\$9,077
NOI		\$38,923
Effective Cap Rate		<b>3.9%</b>
<b>Total Value:</b>	<b>\$3,500,000</b>	
<b>List Price for All Properties:</b>	<b>\$3,400,000</b>	
<b>Total Income</b>		<b>\$141,600</b>
<b>Total Expenses</b>		<b>\$23,102</b>
<b>Total NOI</b>		<b>\$118,498</b>
<b>Total Effective Cap Rate</b>		<b>3.5%</b>

## Property Details

### PIDs

012-312-771, 025-924-320, 025-924-311

### Lot Size

100 Victoria Street W	23,894 SF
150 Victoria Street W	12,378 SF
154 Victoria Street W	9,332 SF
<b>Total</b>	<b>45,604 SF</b>

### Building Size

100 Victoria Street W	1,376 SF
150 & 154 Victoria St W	3,334 SF
<b>Total</b>	<b>4,710 SF</b>

### Assessed Value (2022)

100 Victoria Street W	\$916,000
150 Victoria Street W	\$567,000
154 Victoria Street W	\$571,000
<b>Total</b>	<b>\$2,054,000</b>

### Zoning

C-6 (Arterial Commercial)

### Total Net Operating Income

\$118,498

### Total Effective Cap Rate

3.5%





## Zoning & Developmental Potential

Current C-6 (Arterial Commercial ) zoning allows for many retail uses and the development of Multi-Family with Commercial on the ground floor.

For the development of the entire three lots:

- ▶ Maximum height for a development is 2 storeys for Commercial and 4 storeys for Multi-Family
- ▶ Maximum Floor Area Ratio is 1 for Commercial only which would allow for 45,600 SF of development potential
- ▶ Maximum Floor Area Ratio is 2 for Multi-Family development, allowing for 91,200 SF of development potential

## Kamloops GIS Map







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[naicommercial.ca](http://naicommercial.ca)

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