

# FOR SALE

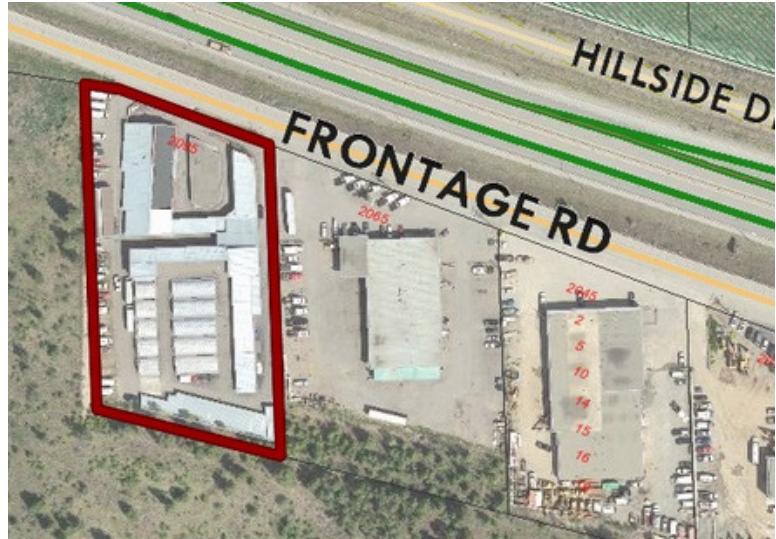
VERSATILE STORAGE  
KAMLOOPS



**2095 TRANS CANADA  
HIGHWAY W  
KAMLOOPS, BC**

## Property Highlights

- 503 Unit Self Storage located on 2.08 acres along the Trans Canada Highway
- Located in Kamloops, BC, Canada near growing residential sub-areas of Aberdeen, Pineview Valley and Dufferin
- Profitable and established Self-Storage and U-Haul facility



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## VERSATILE STORAGE

2095 Trans Canada Highway W, Kamloops BC - Offered at \$8,995,000

### PROPERTY DETAILS

Price:	\$8,995,000
Legal Description:	LOT A, PLAN KAP45332, SECTION 34, TOWNSHIP 19, RANGE 18, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT
Area:	Consists of one freehold title 2.08 acres (or 90,605 sq ft)
Location:	Kamloops (sub areas of Aberdeen, Pineview Valley, Dufferin)
Number of Units:	503 - Totaling 45,546 sq ft of rentable area
Occupancy:	84.3%
Gross Revenue (2024):	\$625,373
Operation Expenses:	\$175,000



\*Building has been repainted



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## The Property

- 503 Unit Self Storage located on 2.08 acres along the Trans Canada Highway
- 5 minutes away from New Gold mine and 30 minutes from Highland Valley Copper Mine (Logan Lake).
- One on-site, live-in manager and one full-time employee.

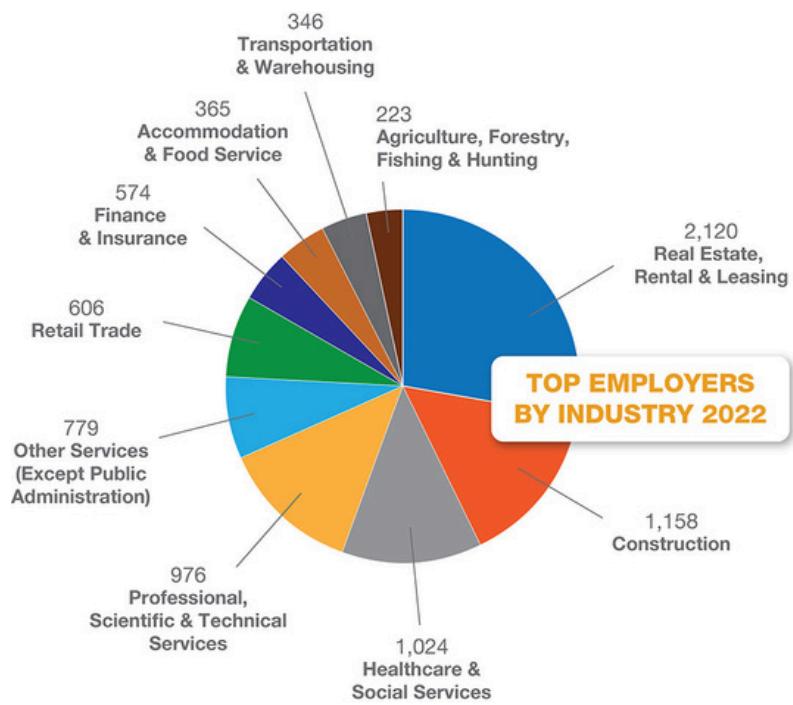
## City Of Kamloops

Kamloops is the largest community in the Thompson-Nicola Regional District, home to the regional district's offices, and is only a 3.5 hour drive from Vancouver. This city, located in south-central British Columbia, is ranked 36th on the list of the 100 largest metropolitan areas in Canada and is the twelfth largest municipality in the province. Kamloops has a regional district population of 114,142. From 2016 to 2021, population growth in the city of Kamloops was 8.4%.

KAMPLAN, the official community plan for the city of Kamloops, projects growth from a base population of 80,000 in 2001 to 120,000 in 2036. Neighbourhoods in the city's southwest sector are projected to accommodate 48% of this growth. In Aberdeen, this translates into a demand for approximately 3900 new residential units for 8,000 to 10,000 new residents.

## Kamloops Industries and Employment

- The city of Kamloops and surrounding region enjoy a diverse economic base, not solely relying on any one sector to facilitate the city's strong and steady growth
- From well-established firms, some over 125 years old, and financial services to high tech and health care, the Kamloops lifestyle draws people to do business here, and the proximity, labour force and economic conditions allows for businesses to flourish.
- Thompson Rivers University has 27,632 on campus students, 15,818 students in open learning and 1,766 dual enrolled, totalling 45,216 students. International students make up roughly 20% of this total (9,043).



\*Source: Venture Kamloops 2024

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