

FOR SALE

Island Park Place

190 - 200 Carson Crescent
Kamloops, BC

—
Meticulously Maintained 22-Unit
Rental Building with Many Modern
Updates in Kamloops, BC



PROPERTY HIGHLIGHTS

- Rental Upside
- Exceptional Corner Lot Location
- 19,882 sq. ft. lot sitting on the corner of Lilac Avenue and Carson Crescent, located on Kamloops' North Shore



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BC
APARTMENT
INSIDER

Macdonald
COMMERCIAL

190 - 200 CARSON CRESCENT

Kamloops, BC

THE OPPORTUNITY

An exciting opportunity to acquire an exceptionally maintained 22-unit apartment building in Kamloops, BC. The property sits on a 19,882 square foot corner lot on Kamloops' North Shore, and offers immediate access to Rivers Trail, which runs alongside the Thompson River. The building offers many high-quality upgrades, including new balcony surfaces, new balcony railings, and new windows. In addition, the building offers a new intercom system and there are individual hot water tanks in each suite. Here is your opportunity to own an attractive rental property on Kamloops' North Shore!

LOCATION

The subject property is located at the corner of Carson Crescent and Lilac Avenue on Kamloops, BC's North Shore. The site is exceptionally located across from Rivers Trail, a picturesque pathway running alongside the Thompson River. The site is exceptionally located across from Rivers Trail, a picturesque pathway running alongside the Thompson River. McArthur Island Park and McArthur Island Sports and Event Centre is a 7-minute walk from the property. Kamloops Airport, offering multiple daily flights to Vancouver, Calgary, and Victoria, is a 10-minute drive. There are over 100 lakes within a one-hour drive of Kamloops. These lakes are a popular destination for swimming, fishing, kayaking, and other water activities.



KAMLOOPS

With over 2,000 hours of sunshine per year, Kamloops is British Columbia's second-sunniest city. Kamloops' central location in BC's interior makes it a popular stopping point for travellers heading to other areas of the Okanagan, and it is increasingly becoming a popular destination itself for those travelling through BC. Sun Peaks Resort offers world-class skiing that attracts visitors from across the country. Kamloops' sunny climate makes it an exceptional golf getaway destination, with several picturesque golf courses located in the region. The area also offers plenty of wineries to visit, and other outdoor activities such as mountain biking, hiking, and camping. Known as "The Tournament Capital", Kamloops hosts over 100 sports tournaments a year. Kamloops is home to many businesses operating in several industries. Forestry, mining, tourism, and agriculture are just some examples. Kamloops is also home to Thompson Rivers University, which employs over 1,000 people.

Kamloops is about a 4-hour drive from Metro Vancouver. Several other popular Okanagan cities such as Vernon, Salmon Arm, and Kelowna are within a 2-hour driving radius. Several daily flights are also made from YKA Kamloops Airport to Vancouver and Calgary. Kamloops is a 50-minute flight from Vancouver and a 1-hour and 20-minute flight from Calgary.

Kamloops offers a very diverse economy. Major Employers in the City of Kamloops include School District No. 73, Interior Health Authority, Highland Valley Copper Mine, the Kruger Kamloops Mill, and Thompson Rivers University, which offers a law school. Both the Canadian National Railway and the Canadian Pacific Kansas City Railway operate out of Kamloops. Having both these railways operating out of a western Canadian city is a rarity. Also important to note is that Kamloops is home to a Costco Wholesale. Costco undertakes a very analytical process with a lot of research before constructing and opening a warehouse. Heading north, you will not find another Costco until you hit Prince George.

ABOUT KAMLOOPS

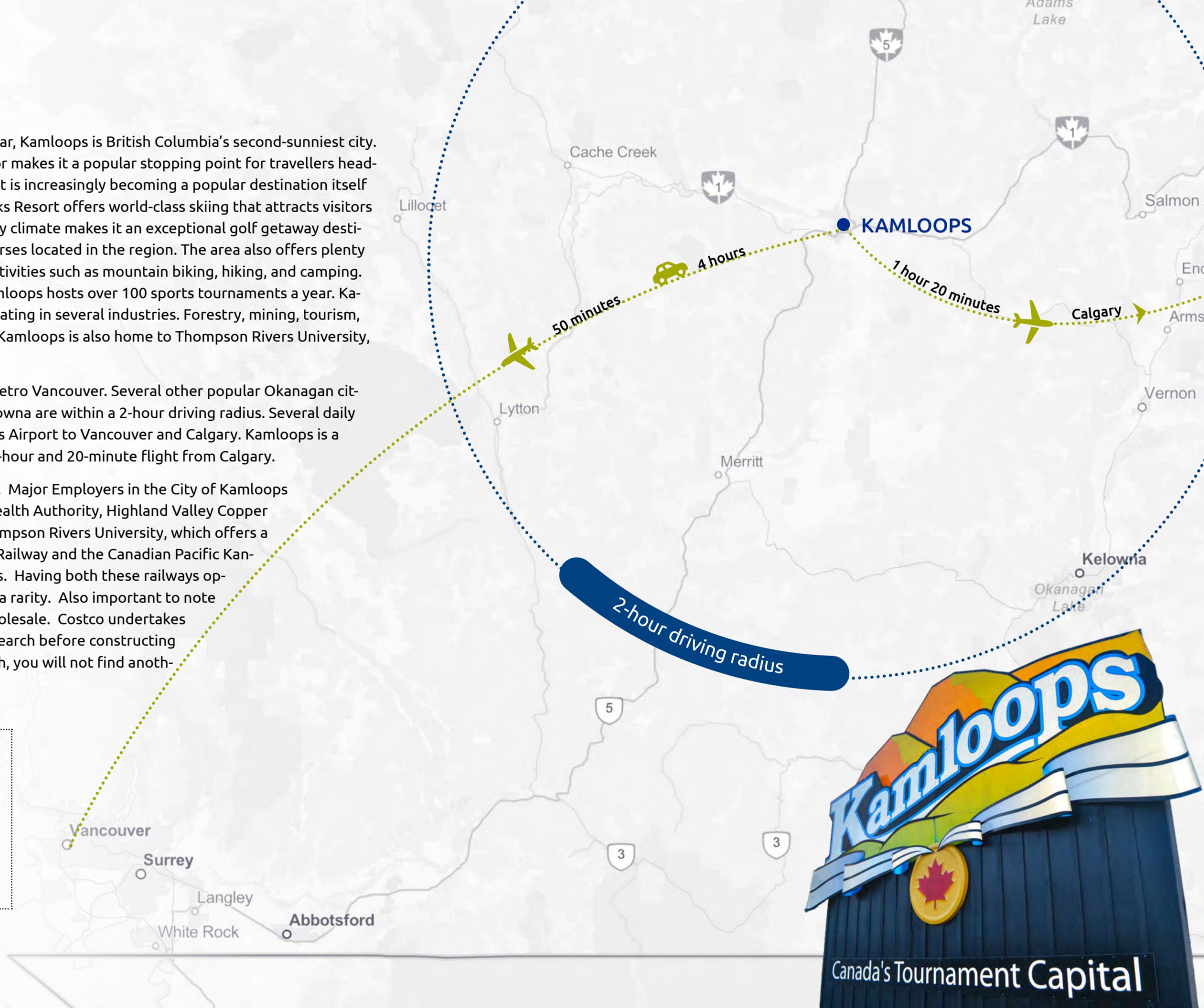
2022 Population*

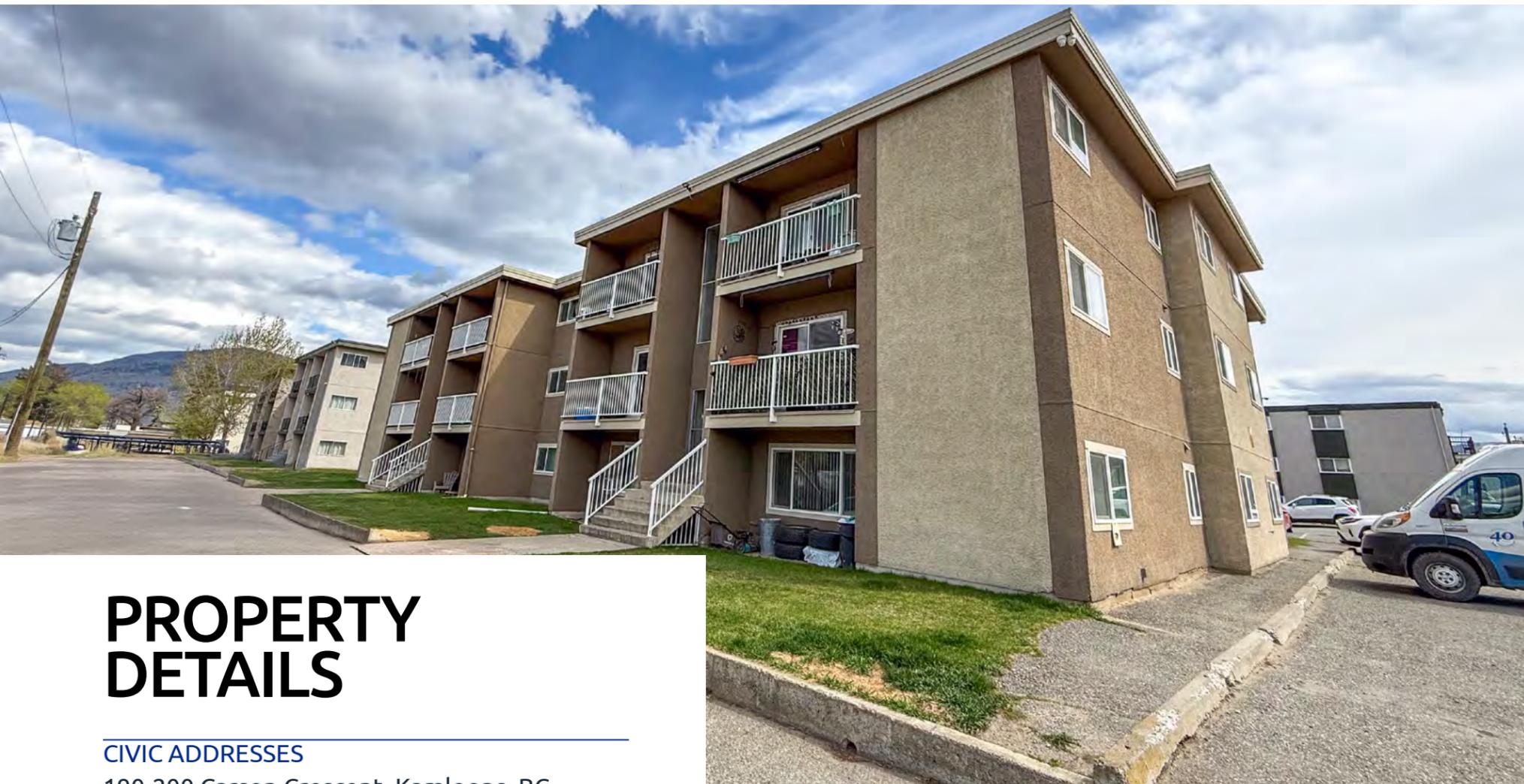
103,000

2022 Average Household Income*

\$88,000

Sources: *kamloopsthisweek.com





PROPERTY DETAILS

CIVIC ADDRESSES

190-200 Carson Crescent, Kamloops, BC

ZONING

RM3 – Multifamily 3 | Medium Density

LEGAL DESCRIPTION

LOT 3, PLAN KAP19123, DISTRICT LOT D, GROUP 2, KAMLOOPS DIV OF YALE LAND DISTRICT

PID

001-712-373

GROSS TAXES (2024)

\$19,050.92

TENURE

Property to be delivered free and clear of all financial encumbrances

PRICE

~~\$4,880,000.00~~ \$4,699,000.00



PROPERTY PROFILE

Built in 1969, this three-storey building features 22 residential rental suites. Almost all the units have been renovated/updated. Parking is provided at the side of and behind the building. The spacious suites offer balconies on the second and third floors with new surfacing and railings. Other improvements include a new intercom entry system and new windows and sliding doors. A surveillance camera system is featured throughout the property and each unit has its own hot water tank. The ground floor has a number of common spaces that an owner can utilize, including an office.

The suite breakdown is as follows:

10

1-bedrooms

12

2-bedrooms

Suite features include:

- Suites on the second and third floor feature a balcony accessed off the living room.
- There is a common laundry room which contains a Coinomatic washer and dryer. There are also ample storage areas throughout the ground floor of the building.
- Rarely does an opportunity to own such an exceptionally maintained asset come available in a fast growing rental market!

⚠ IMPORTANT NOTICE

Please do not disturb tenants. Tours of the property will be arranged for the Buyer.

RENT ROLL

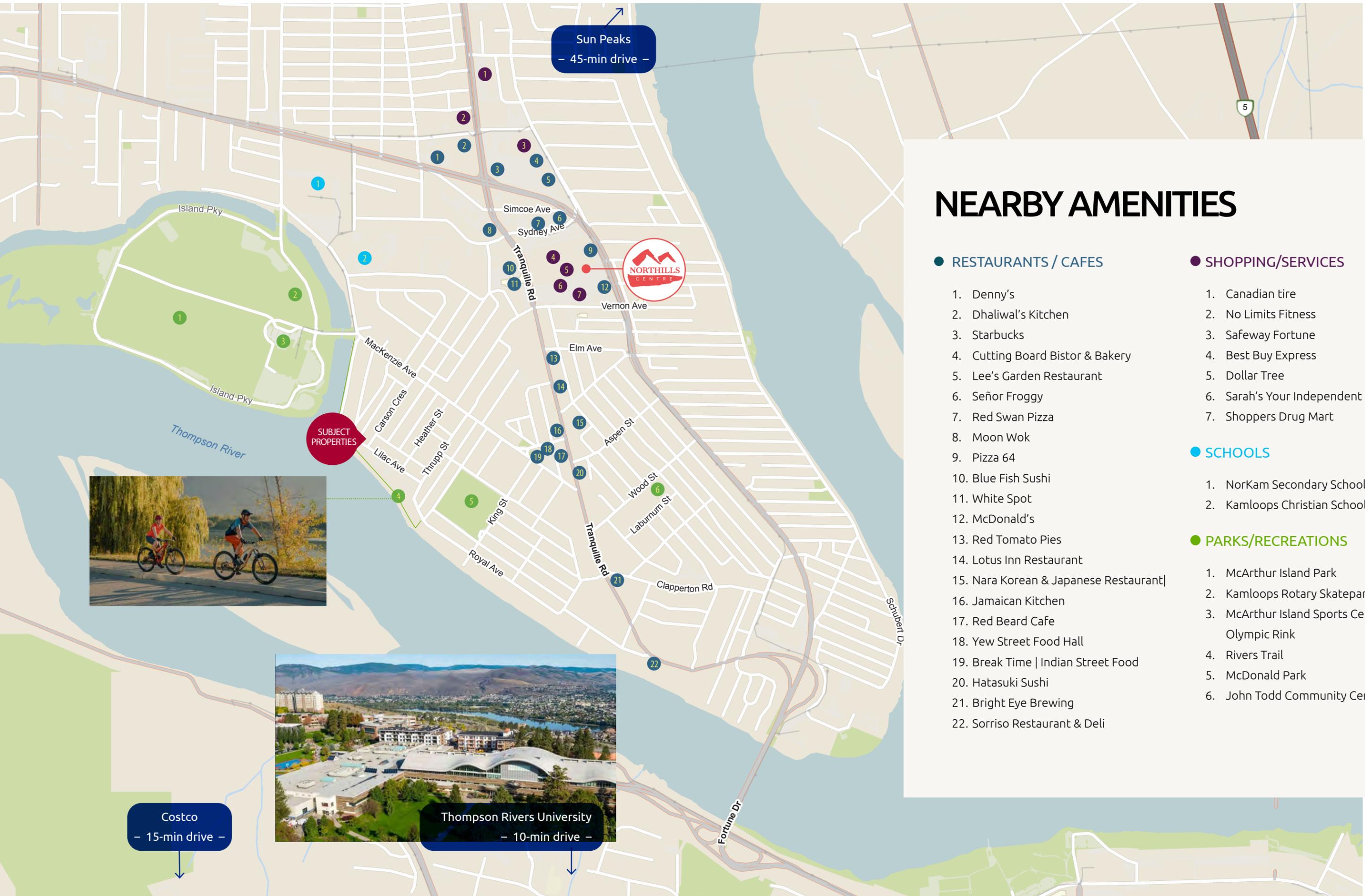
Rent Roll as of September 1st, 2025

SUITE	TYPE	MONTHLY RENT	POTENTIAL RENT	ANNUAL RENT	POTENTIAL ANNUAL RENT
121	2-Bdrm	\$1,750	\$1,750	\$21,000	\$21,000
122	2-Bdrm	\$1,103	\$1,750	\$13,236	\$21,000
124	1-Bdrm	\$1,350	\$1,450	\$16,200	\$17,400
126	1-Bdrm	\$792	\$1,450	\$9,504	\$17,400
127	2-Bdrm	\$1,650	\$1,750	\$19,800	\$21,000
128	2-Bdrm	\$1,172	\$1,750	\$14,064	\$21,000
221	2-Bdrm	\$1,680	\$1,750	\$20,160	\$21,000
222	2-Bdrm	\$1,247	\$1,750	\$14,964	\$21,000
223	1-Bdrm	\$792	\$1,450	\$9,504	\$17,400
224	1-Bdrm	\$1,400	\$1,450	\$16,800	\$17,400
225	1-Bdrm	\$1,380	\$1,450	\$16,560	\$17,400
226	1-Bdrm	\$960	\$1,450	\$11,520	\$17,400
227	2-Bdrm	\$1,492	\$1,750	\$17,904	\$21,000
228	2-Bdrm	\$1,214	\$1,750	\$14,568	\$21,000
321	2-Bdrm	\$1,680	\$1,750	\$20,160	\$21,000
322	2-Bdrm	\$1,656	\$1,750	\$19,872	\$21,000
323	1-Bdrm	\$792	\$1,450	\$9,504	\$17,400
324	1-Bdrm	\$1,380	\$1,450	\$16,560	\$17,400
325	1-Bdrm	\$1,400	\$1,450	\$16,800	\$17,400
326	1-Bdrm	\$1,174	\$1,450	\$14,088	\$17,400
327	2-Bdrm	\$1,215	\$1,750	\$14,580	\$21,000
328	2-Bdrm	\$1,129	\$1,750	\$13,548	\$21,000
TOTAL	22 SUITES	\$28,408	\$35,500	\$340,896	\$426,000

INCOME & EXPENSE STATEMENT

Proforma Income Statement For the Year Ended December 31, 2025

GROSS INCOME	ACTUAL	POTENTIAL RETURN
Gross Rental	\$340,896	\$426,000
Less Vacancy 1.4%.....	-\$6,818	-\$4,260
Laundry Income	\$2,882	\$2,882
Returned Items.....	\$262	\$0
Total Gross Income.....	\$337,222	\$424,622
EXPENSES		
Appliances	\$2,382	\$2,382
City Utilities (W/S/G)	\$8,517	\$8,517
Cleaning Common Areas/Landscaping	\$7,549	\$7,549
Coinamatic Laundry Services	\$1,708	\$1,708
Electrical.....	\$1,888	\$1,888
Fire Alarm Inspections.....	\$1,123	\$1,123
Home Depot Supplies.....	\$4,144	\$4,144
Hydro	\$2,349	\$2,349
Insurance.....	\$13,367	\$13,367
Janitorial	\$342	\$342
Keys/Locks	\$369	\$369
Labour.....	\$650	\$650
Landscaping.....	\$547	\$547
Paint	\$1,907	\$1,907
Pest Control.....	\$87	\$87
Plumbing Repairs	\$121	\$121
Property Taxes.....	\$19,051	\$19,051
Renovations.....	\$16,512	\$16,512
Renting Well monthly fee.....	\$269	\$269
Repairs/Maintenance	\$4,373	\$4,373
Window Coverings	\$220	\$220
Total Expenses.....	\$87,475	\$87,475
Total Operating Income	\$249,747	\$337,147



Sun Peaks
- 45-min drive -

Costco
- 15-min drive -

Thompson Rivers University
- 10-min drive -

NEARBY AMENITIES

RESTAURANTS / CAFES

1. Denny's
2. Dhaliwal's Kitchen
3. Starbucks
4. Cutting Board Bistor & Bakery
5. Lee's Garden Restaurant
6. Señor Froggy
7. Red Swan Pizza
8. Moon Wok
9. Pizza 64
10. Blue Fish Sushi
11. White Spot
12. McDonald's
13. Red Tomato Pies
14. Lotus Inn Restaurant
15. Nara Korean & Japanese Restaurant|
16. Jamaican Kitchen
17. Red Beard Cafe
18. Yew Street Food Hall
19. Break Time | Indian Street Food
20. Hatasuki Sushi
21. Bright Eye Brewing
22. Sorriso Restaurant & Deli

SHOPPING/SERVICES

1. Canadian tire
2. No Limits Fitness
3. Safeway Fortune
4. Best Buy Express
5. Dollar Tree
6. Sarah's Your Independent Grocer
7. Shoppers Drug Mart

SCHOOLS

1. NorKam Secondary School
2. Kamloops Christian School

PARKS/RECREATIONS

1. McArthur Island Park
2. Kamloops Rotary Skatepark
3. McArthur Island Sports Centre
Olympic Rink
4. Rivers Trail
5. McDonald Park
6. John Todd Community Centre

SUBJECT PROPERTIES



FOR MORE INFORMATION, PLEASE CONTACT:

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