

# For Sale/Lease **1207 Salish Road**

3.9 acres of flat developable land on TTeS lease lands



**BSRE**

**BRENDAN SHAW**  
REAL ESTATE

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# The Property

## 1207 Salish Road

**Offered For Sale At: \$1,999,900**

**Offered For Lease At: \$1/SF**

1207 Salish Road offers a rare opportunity to acquire a 99-year prepaid leasehold interest in a flat, development-ready 3.90-acre commercial/industrial site on TTeS Lands. The property supports a wide range of commercial and light industrial uses, including shop bays, warehouse, storage, sales, and associated parking and office space. Additional uses may be considered subject to Locatee and band council approval.

The site is mostly level and cleared, allowing for easy site planning and development. Municipal utilities are available at the lot line. Annual property taxes apply.



## Property Highlights



3.90 acres of level, development-ready land



Utilities at the lot line



Central location



Phase 1 ESA completed



99-year prepaid lease



Suitable for industrial traffic



Option to rent



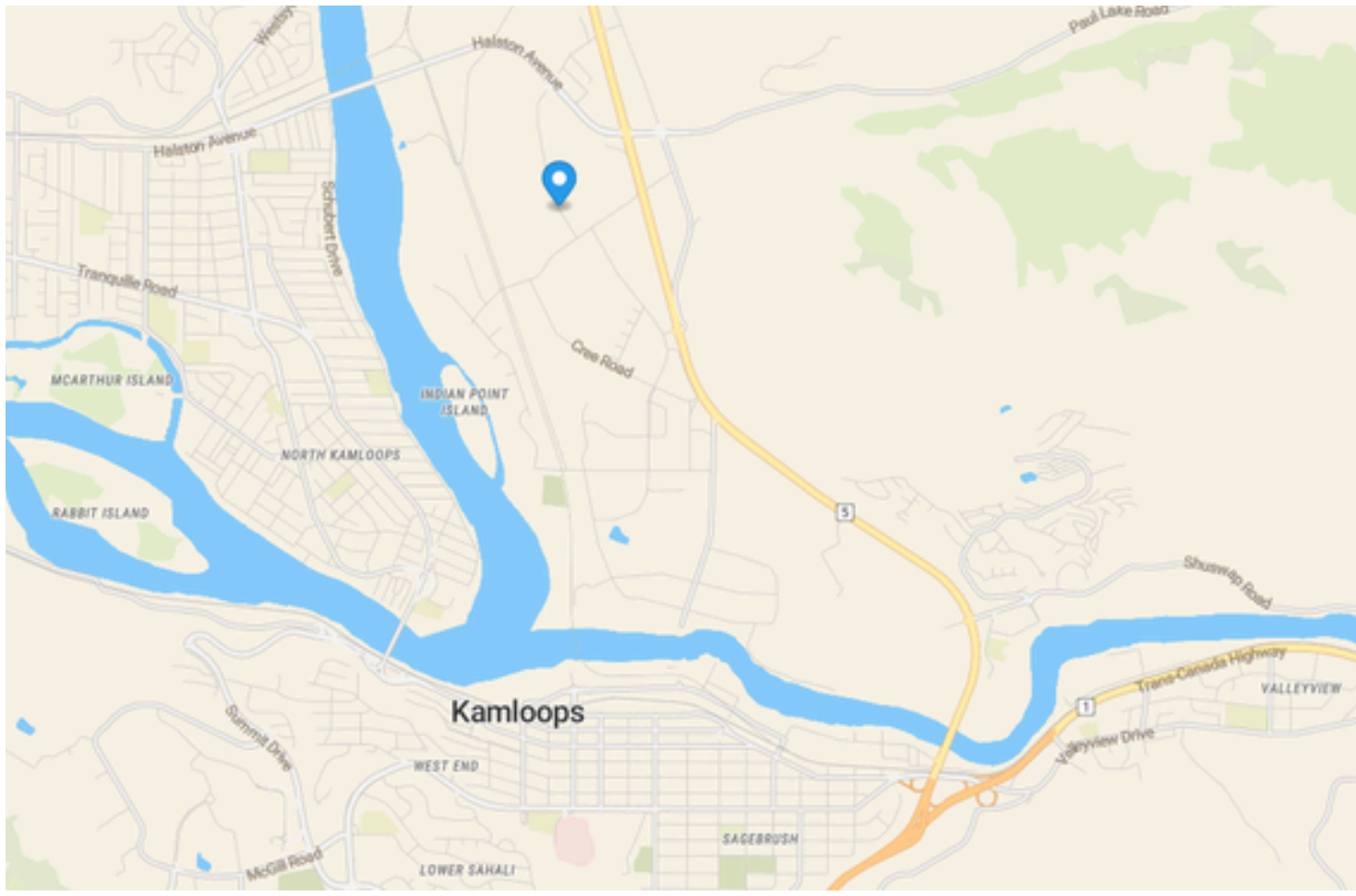
Commercial and light industrial uses permitted:



# The Area

Salish Road is located within one of Kamloops' most strategically positioned Indigenous commercial corridors, offering central access without many of the constraints typically associated with fee-simple industrial land. Lands under Tk'emlúps te Secwépemc administration have become increasingly sought after for industrial, automotive, contractor, and service-oriented businesses due to competitive lease structures, long terms, and development flexibility.

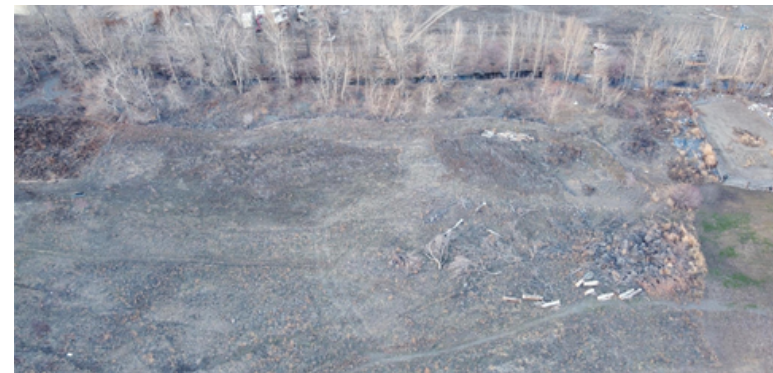
The property benefits from close proximity to Downtown Kamloops, South Kamloops, and major transportation routes connecting to Highway 1 and Highway 5. Surrounding and nearby development includes Chief Louis Crossing, the 7-Mile Industrial Park, and the Mt. Paul Industrial Park, along with a growing mix of light industrial, service commercial, warehousing, and band-owned commercial facilities, supporting a strong and expanding employment and business hub.



# Property Information

<b>Address:</b> 1207 Salish Road	<b>Lot Size:</b> 3.9 Acres   169,884 SF
<b>Legal Description:</b> Lot 705 CLSR 112343	<b>Lease Price/Month:</b> \$14,157
<b>99-Year Lease Term:</b> November 21, 2023 - November 20, 2122	<b>Sale \$/Acre:</b> \$510,256.41

# Photos



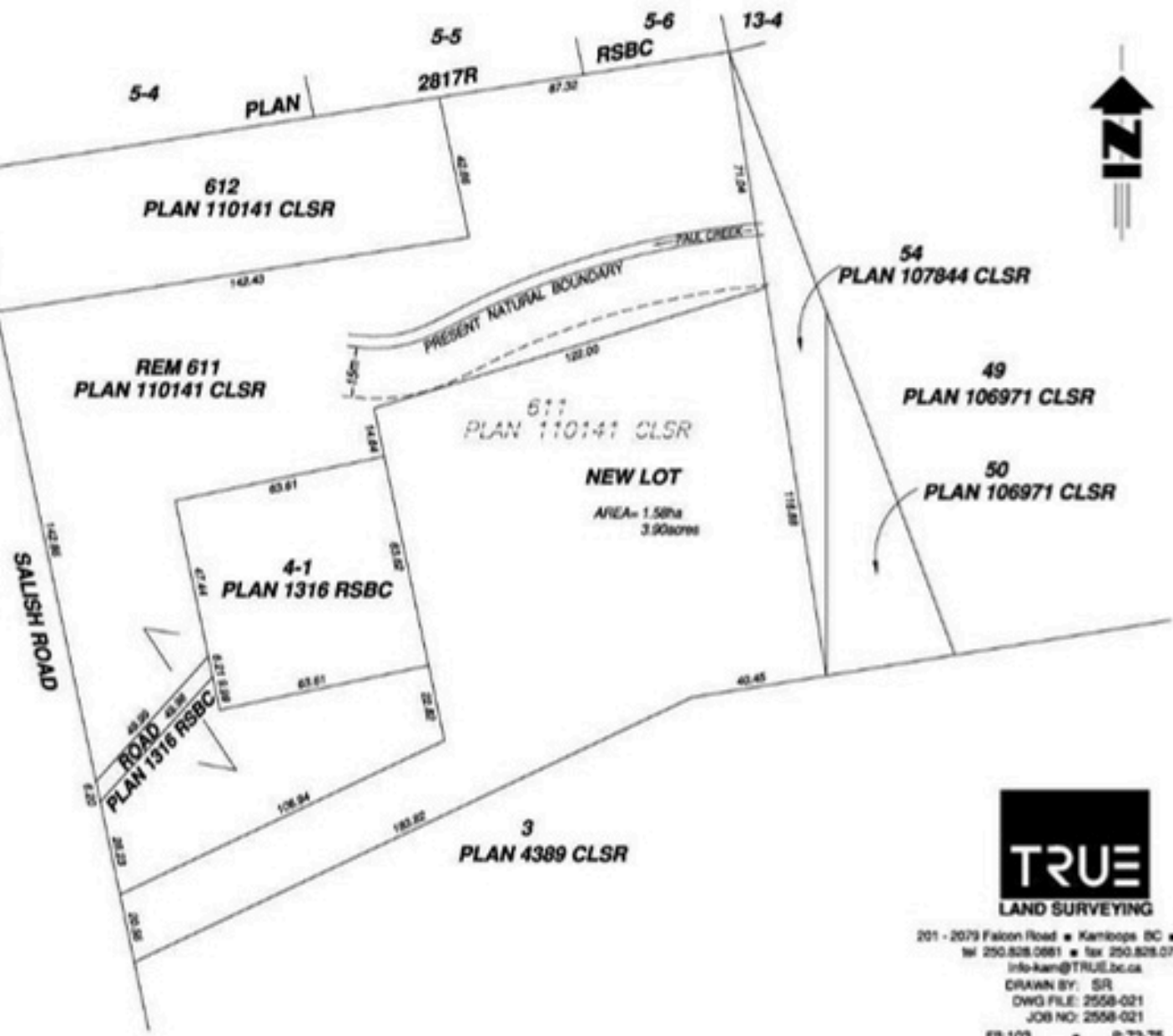
# Site Plan

## PROPOSED SUBDIVISION OF LOT 611 PLAN 110141 CLSR KAMLOOPS IR No. 1

BCGS 921.079



ALL DISTANCES ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 290mm IN WIDTH BY  
432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:1250.



201 - 2079 Falcon Road • Kamloops BC • V2C 4J2  
tel 250.828.0881 • fax 250.828.0717  
info-kam@TRUE.bc.ca  
DRAWN BY: SR  
DWG FILE: 2558-021  
JOB NO: 2558-021  
FB-103 • P.72-75



## Listed By:

Joel Rodrigues – REALTOR®

Brendan Shaw Real Estate Ltd.  
109 Victoria St. Kamloops BC V2C 1Z4

Office: 778-471-1498 Web: [bsre.ca](http://bsre.ca)  
Cell: 250-571-3630 Email: [joel@bsre.ca](mailto:joel@bsre.ca)



Brendan Shaw – Managing Broker

Brendan Shaw Real Estate Ltd.  
109 Victoria St. Kamloops BC V2C 1Z4

Office: 778-471-1498 Web: [bsre.ca](http://bsre.ca)  
Cell: 250-319-4737 Email: [brendan@bsre.ca](mailto:brendan@bsre.ca)