

**310 HUDSON AVENUE, SALMON ARM**  
**MIXED-USE OFFICE BUILDING**

**FOR  
SALE**



**WILLIAM | WRIGHT**

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## OVERVIEW

Towne Square is a well positioned mixed-use office building located in the heart of downtown Salmon Arm. The two storey, multi-tenanted building sits on +/- 0.33 acres with 20,970 sqft of gross rentable space. Below market rates allow for immediate increase in returns. The strong mix of national, regional, and local tenancies will produce steady income and upside for years to come.







## PROPERTY HIGHLIGHTS



Income Producing Property



Located in downtown Salmon Arm



Mix of national, regional and local tenancies



Strong value-add opportunity

## SALIENT FACTS

### LOT SIZE

+/- 0.33 Acres

### RENTABLE SIZE

+/- 20,970 SQFT

### ZONING

C2 - Town Centre Commercial

### PID

004-481-291

### LEGAL DESCRIPTION

LOT A SECTION 14 TOWNSHIP 20  
RANGE 10 WEST OF THE 6TH MERIDIAN  
KAMLOOPS DIVISION YALE DISTRICT  
PLAN 36884

### PRICE

\$3,500,000

## IMPROVEMENTS

The site is fully utilized and developed with a circa 1988 2 storey retail/office building situated on one legal parcel with an indicated aggregate rentable area of +/- 20,970 SQFT (+/- 10,389 sq. ft. main and +/- 10,581 SQFT upper). The following offers a brief description of some of the basic materials of construction and building features of the subject improvements.

<b>FOUNDATION</b>	Poured concrete.
<b>EXTERIOR WALLS</b>	Painted concrete block, stucco and horizontal corrugated steel sheathing with twin seal storefront windows/metal casements and single/double glass/steel doors.
<b>ROOFING</b>	Flat, built-up tar & gravel; metal flashing on parapet.
<b>FLOORS</b>	Ceramic tile, sheet vinyl, vinyl plank, carpeting and laminate
<b>CEILING</b>	Drywall and T-bar; 9' to 14' finished & unfinished ceiling heights.
<b>PLUMBING</b>	PVC and copper plumbing lines.
<b>ELECTRICAL</b>	800 amp, split down with 12 electrical meters.
<b>HEATING/COOLING</b>	Roof top gas fired HVAC systems; approx.
<b>SITE IMPROVEMENTS</b>	Railed staircases & west side patio area/access.
<b>FEATURES</b>	Fire alarm control system, one (1) elevator, tenant marquee.

## ECONOMIC OUTLOOK

With close to 20,000 residents, Salmon Arm is the largest city in the Columbia Shuswap Regional District. The city has established itself as the business service centre for the close to 60,000 regional residents, providing solutions in the areas of commerce, legal and government services, as well as healthcare and education. Offering one of the most diverse economies in the province, Salmon Arm boasts jobs in every sector. The BC Labour Market projections indicate that the Thompson Okanagan Region will have 115,600 new jobs over the next decade, making it the third highest growth region in the province. Home to five major banks and credit unions, major courier companies, law and real estate firms, as well as Service BC and Service Canada offices, Salmon Arm is the hub for regional business

activities. The city's five-year job growth (2015-2020) in business services outpaced the provincial average by 18%, adding close to 400 workers in the sector. Salmon Arm will continue to build on this reputation as an established business services centre and welcomes new entrepreneurs interested in establishing their businesses in this priority sector.

The city's participation in the BC Provincial Nominee Program - Entrepreneur Immigration Pilot, provides an accelerated pathway to immigration for entrepreneurs. Part of the Rural and Northern Immigration Pilot program, Salmon Arm provides a unique and expedited avenue for immigration for foreign workers who want to work and live in the community.

**20K** SALMON ARM  
POPULATION

**60K** REGIONAL RESIDENTS  
IN SALMON ARM

PROJECTED JOB GROWTH  
**115,600**  
IN THE NEXT DECADE

**18%** GROWTH IN  BUSINESS SERVICES  
(EQUALS TO ± **400** WORKERS)

MOST DIVERSE ECONOMIC SECTOR

SALMON ARM  
LABOUR MARKET





## LOCATION

Towne Square is centrally located in the heart of downtown Salmon Arm, just steps from Marine Peace Park and the wharf. It is less than a block away is the Ross Street Plaza which is a vibrant gathering place and home to the Downtown Salmon Arm Farmers Market. City Hall, the School District Office and the Regional District Offices are also located in the downtown core.

In a spectacular setting, midway between Vancouver and Calgary, Salmon Arm is strategically situated on the key transportation crossroads of Hwy 1 and 97B. The city is the service centre for the surrounding areas, serving a regional population of approximately 60,000 residents.



### SUBJECT PROPERTY DISTANCES

TRANS-CANADA HWY	2 MIN DRIVE
ROSS STREET PLAZA	2 MIN DRIVE
MARINE PEACE PARK	5 MIN DRIVE
DOWNTOWN KAMLOOPS	1.2 HR DRIVE

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