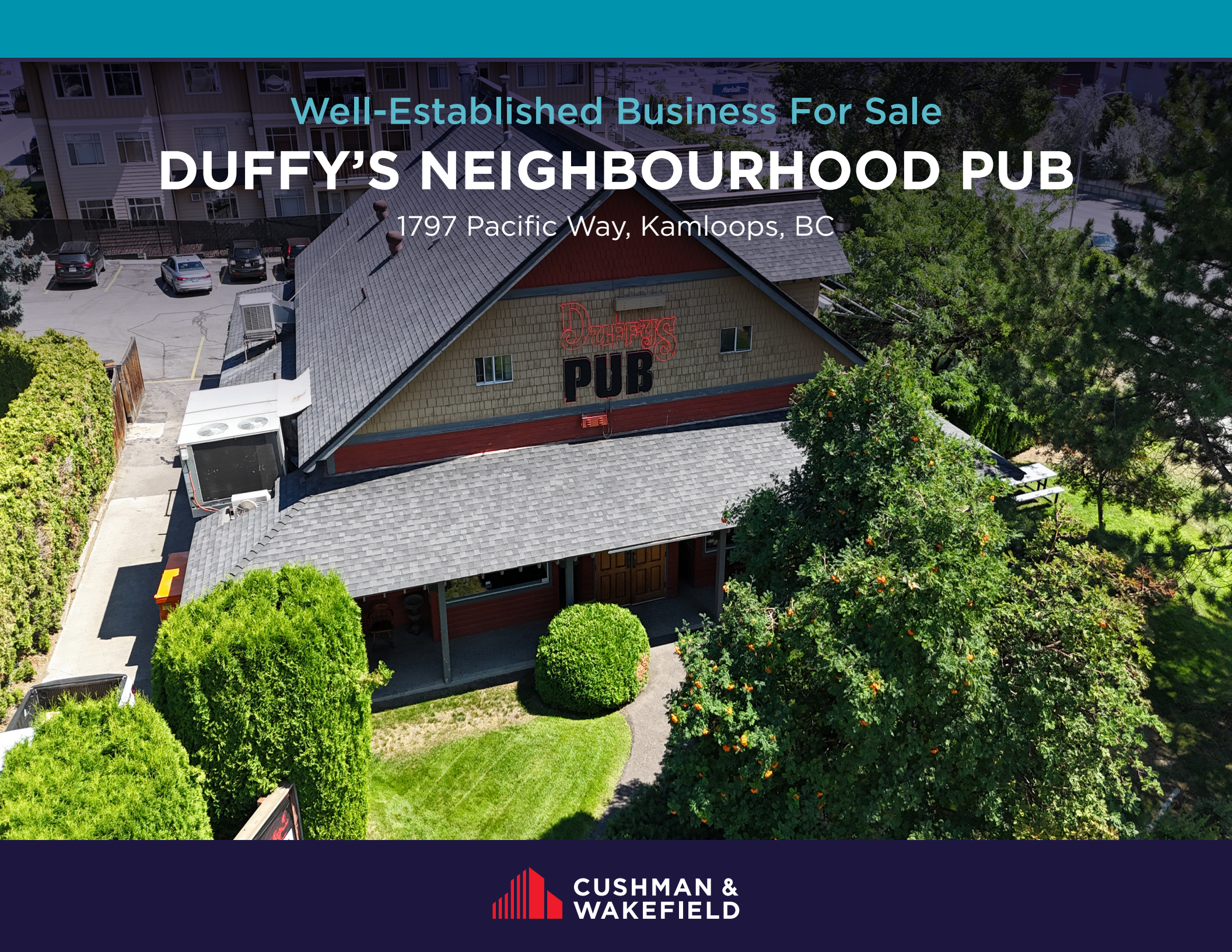


Well-Established Business For Sale

DUFFY'S NEIGHBOURHOOD PUB

1797 Pacific Way, Kamloops, BC



SALIENT DETAILS

Duffy's Neighbourhood Pub
Well-Established Business For Sale



Property Address:
1797 Pacific Way
Kamloops, BC



Profitable Business Sale



Liquor License includes an
Off-Sales Endorsement.



Listing Price:
\$1,500,000



THE OPPORTUNITY

Duffy's Neighbourhood Pub presents a rare opportunity to acquire a well-established and profitable pub business with an off-sales endorsement. Located directly across from Aberdeen Mall and Aberdeen Village—the regional shopping and retail hub of Kamloops—this high-visibility location also benefits from direct access to and from the Trans-Canada Highway. The business features a strong take-out and catering component and is licensed for 98 seats indoors and 20 on the patio. It boasts a great lease with renewal options extending to 2046.

Additional opportunity to purchase the land and building separately. The premises show very well, with a solid reputation, a loyal local customer base, and steady tourist traffic. An unused tobacco license adds further potential for growth.

The staff is aware of the sale; however, discretion is requested.



LOCATION

Kamloops, BC

A winning location for a thriving business:

Nestled in the heart of British Columbia's interior, Kamloops is a vibrant and growing city known for its dynamic lifestyle, welcoming community, and thriving tourism economy. But what truly sets Kamloops apart is its proud designation as Canada's Tournament Capital—a title earned through decades of strategic investment in world-class sports infrastructure, community engagement, and a climate that supports year-round events.

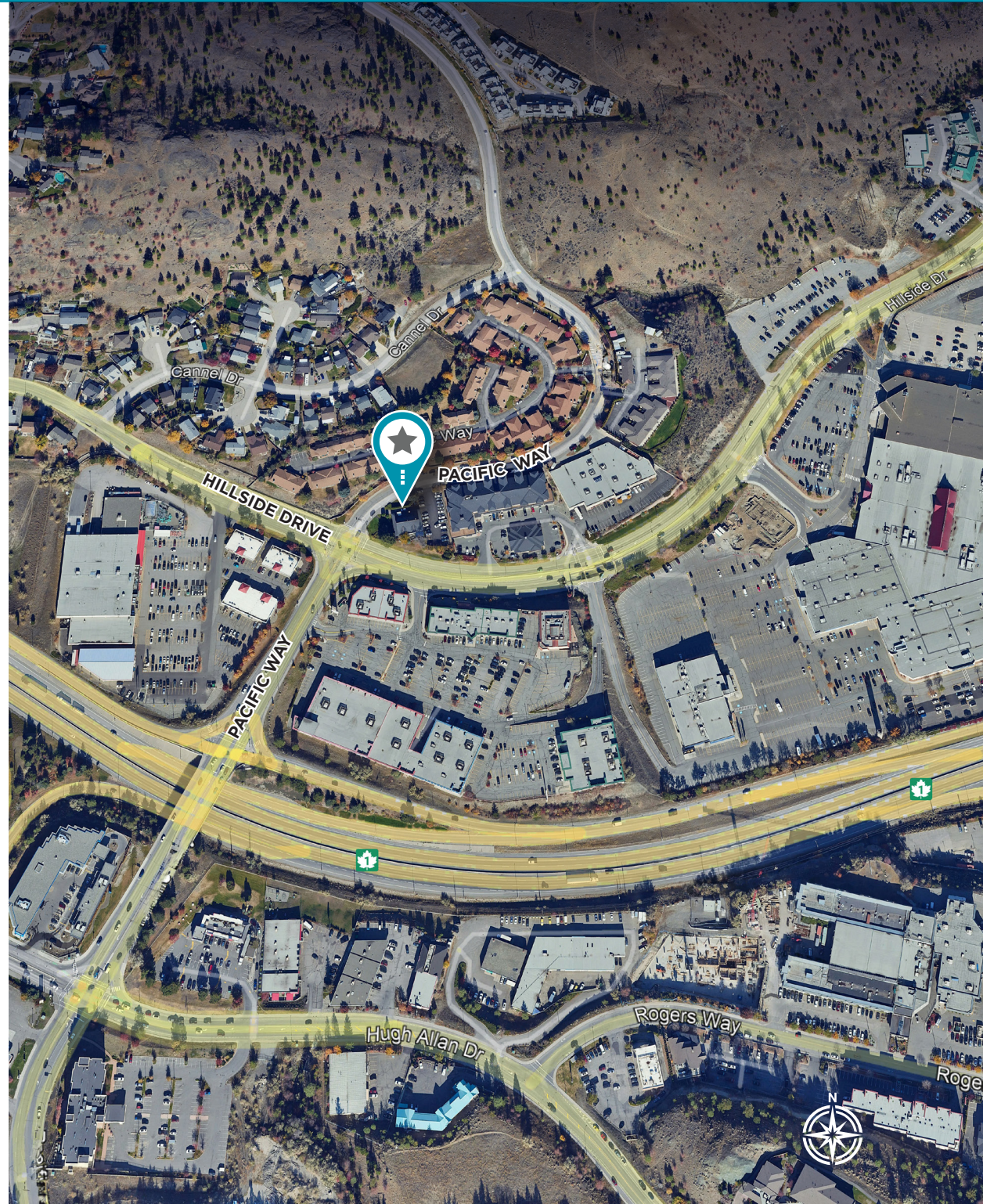
Kamloops hosts over 100 tournaments annually, drawing athletes, families, and spectators from across the country. From the Tournament Capital Centre and McArthur Island Park to the Sandman Centre and Tournament Capital Ranch, the city boasts over \$50 million in state-of-the-art facilities that support everything from curling and hockey to soccer and swimming. Major events like the Scotties Tournament of Hearts, Memorial Cup, and Canada 55+ Games have all chosen Kamloops as their stage.

This influx of visitors fuels a robust sports tourism economy, generating millions in annual revenue and creating a consistent demand for hospitality services. Duffy's Pub, a well-established local favourite, is positioned to capitalize on this steady stream of traffic. Located near Trans Canada Highway access/egress points, Duffy's offers a warm, casual atmosphere ideal for post-game celebrations, casual dining, and community gatherings.

Kamloops is also preparing for its next major leap in recreation infrastructure: the Arena Multiplex, a new multi-rink complex set to be built on City-owned land at 2070 Hillside Drive, adjacent to Kenna Cartwright Nature Park. This facility will add four new ice sheets, seating for 1,500 spectators, modern change rooms, a fitness centre, multi-purpose rooms, and even a branch of the Thompson-Nicola Regional Library. With 700 parking stalls and proximity to hotels and retail, the Arena Multiplex will significantly boost Kamloops' capacity to host events and serve the local community. [City to ho...tiplex ...], [Arena Mult...k Kamloops]

Beyond sports, Kamloops offers a rich lifestyle that blends outdoor adventure with urban charm. Visitors and residents alike enjoy hiking, golfing, wine tasting, and exploring local galleries and theatres. The city's sunny climate, easy accessibility via major highways and daily flights, and friendly, laid-back vibe make it a top destination for both tourism and relocation.

Owning Duffy's Pub means more than acquiring a business—it's an invitation to become part of a thriving neighbourhood in one of Canada's most exciting cities. Whether you're a seasoned entrepreneur or a passionate newcomer, this is your chance to invest in a business with built-in demand, local loyalty, and limitless potential.



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