

# FOR SALE



## STOREHOUSE

Customizable business or premium  
garage space in Kamloops, B.C.

**Units starting at \$287,500**

**Steve Laursen**

Personal Real Estate Corporation

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**Mona Murray**

Personal Real Estate Corporation

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# Features

## PROPERTY

- 12 minutes from downtown Kamloops
- I2 General Industrial zoning
- Highway 1 Access minutes away
- Flat 2.8 acre site with Highway 1 visibility
- Fully landscaped upon completion

## INTERIOR

- 20-foot clear height ceilings
- 14-foot high overhead doors with electric opener (smartphone-compatible)
- 200 Amp, 3-phase electrical service (option to upgrade)
- Fully dry-walled demising walls (paint-ready)
- Large windows
- Overhead Natural Gas Unit Heater
- Floor drain
- Washroom rough-in (2 pc)



\* Storehouse Kelowna

- Ceiling fans
- Sprinklers
- LED lighting
- Assortment of electrical outlets included
- Cold water hose bib
- Fully-insulated, sound-proof walls separating each bay
- Upgrades available (see below)

## EXTERIOR

- 9" pre-cast concrete exterior walls
- R28 Insulation in exterior walls
- Exterior finish developed to fit the premium brand

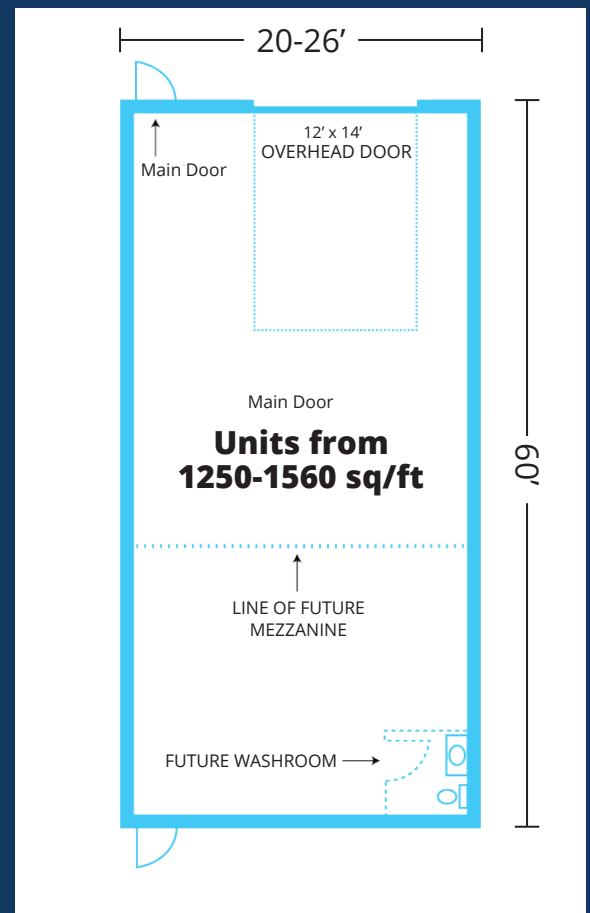
# Customize Your Space

Each bay is fully customizable with a diverse set of options to personalize your space. We can assist you with customizing your space or you are welcome to bring in your own resources.

- Mezzanine
- Flooring
- Paint and Finishing
- Power
- Internet and Phone
- Private washroom
- Cabinetry and millwork packages
- Lighting
- Water
- Automation

Other features available

Car lift, built-in air lines with compressor, built in vacuum system, washbasin, exhaust package, and more.



# Protecting and providing a home for your life's successes

We are your business and garage solution providers. We partner with you to understand your needs and provide an exclusive, custom space that protects your valuable assets and/or meets your business needs. You can rest easy and gain the confidence you deserve that your business and/or the fruits of your success are safe and secure in a premium and private space that is personalized to suit. Safe, secure, and protected.



\* Storehouse Kelowna

## Location: 211 Andover Crescent, Kamloops BC





**STOREHOUSE**  
**COMPLETION**  
**SPRING 2019**

BUILDING 1

Unit	Sq.Ft.	Price
101	1378	Hold
102	1250	Hold
103	1250	\$287,500
104	1250	\$287,500
105	1250	\$287,500
106	1560	\$351,000
107	1560	\$351,000
108	1560	\$343,200
109	1560	\$343,200
110	1560	\$358,800
111	1560	\$358,800
112	1560	\$374,400
113	1560	\$374,400

BUILDING 2

Unit	Sq.Ft.	Price
201	1378	Hold
202	1250	Hold
203	1250	Hold
204	1250	Hold
205	1250	\$287,500
206	1560	\$351,000
207	1560	\$351,000
208	1560	\$343,200
209	1560	\$343,200
210	1560	\$351,000
211	1560	\$351,000
212	1560	\$358,800
213	1560	\$358,800
214	1560	\$358,800
215	1560	\$374,000
216	1560	\$374,400

