



FOR SALE

*1505 Hugh Allan Drive*

KAMLOOPS, BC



# The Opportunity

This prime industrial property is a fully tenanted Shell gas station located in a high-traffic area of Kamloops. Offering excellent visibility and accessibility, it attracts both local residents and passing motorists, ensuring consistent foot and vehicle traffic.

With a long-term lease in place with Shell Canada, this investment opportunity guarantees a reliable income stream. Ideal for investors looking to acquire a stable commercial asset, this property combines a desirable location with a reputable tenant in a thriving market.

## Civic Address

1505 Hugh Allan Drive, Kamloops

## Legal Description

PID: 011-209-836; Lot B Sections 35 and 36 Township 19 Range 18 West of the 6th Meridian Kamloops Division Yale District Plan 39710

## Zoning

C3 (Highway Commercial)

## Highlights



### Asking Price

\$4,300,000



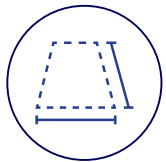
### Annual

Base Rent Escalations



### Prime Location

Commercial Hub of  
Kamloops



### Site Area

1.11 Acres



### Long Term Lease

Absolute Care-Free  
Lease



### Direct Access

from Trans-Canada  
Highway





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