

FOR LEASE | RETAIL
800 FORTUNE DRIVE
KAMLOOPS, BC



- ▶ **25,713 SF Retail Opportunity on Kamloops' "North Shore"**
- ▶ **One of the Busiest Intersections in Kamloops**
- ▶ **Great On-Site Parking**
- ▶ **Lease Terms Up to Five Years**

Location

To lease a former car dealership that was converted to general retail space at one of Kamloops' busiest intersections. The subject property is located at the northwest corner of 8th Avenue and Fortune Drive. This controlled intersection offers great exposure and reach to consumers on the "North Shore" and all of Kamloops as a whole.

Highlights

- ▶ Several different areas for retail and showroom space
- ▶ Roll-up doors for possible vehicle access or grade loading
- ▶ Excellent on-site parking and/or outdoor display areas
- ▶ Air conditioning

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Zoning

C-5 (Shopping Centre Commercial) – The purpose of the C-5 zone is to regulate the development of a wide range of commercial Uses and Multi-Unit Residential development that may be located within conventional shopping centres and big box retail developments, in areas identified as mixed-use centres and neighbourhood centres (major or minor) within the Official Community Plan.

Size

25,713 SF

Availability

Immediate

Basic Rent

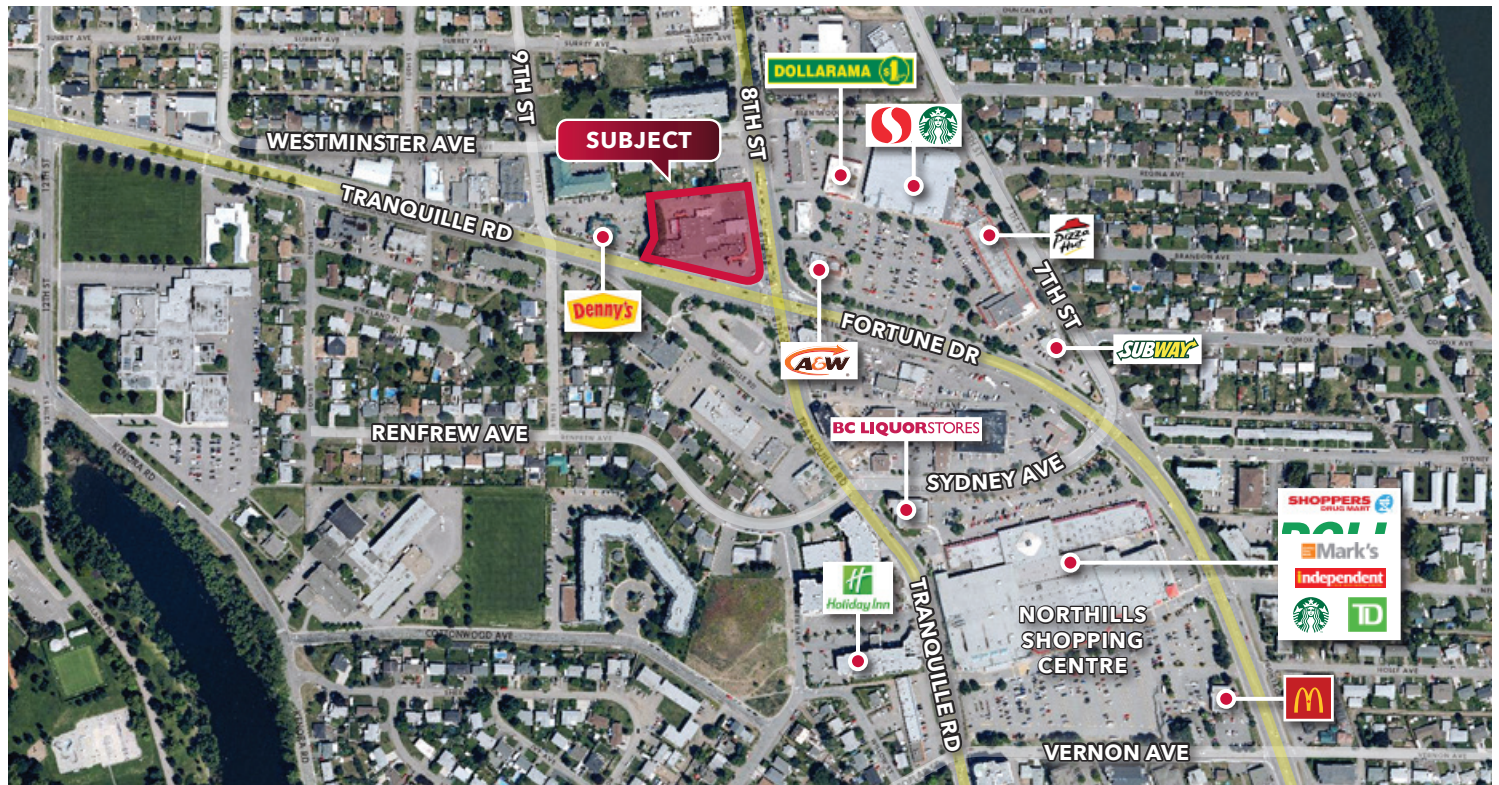
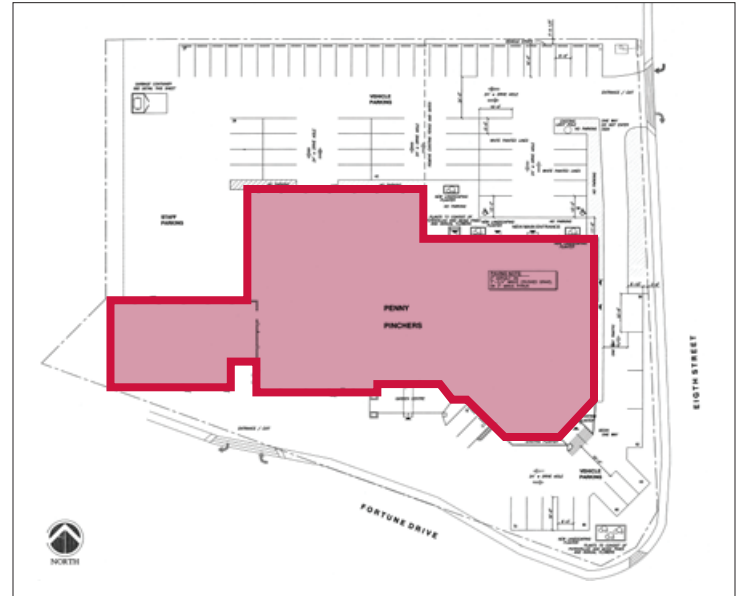
Call listing agent for options

Additional Rent (2024 Estimate)

\$5.22 PSF*

**Does not include snow removal/landscaping or garbage/recycling.*

Site Plan



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