FOR SALE | HIGH EXPOSURE COMMERCIAL DEVELOPMENT SITE

525 NOTRE DAME DRIVE KAMLOOPS, BC





James Bayley

Personal Real Estate Corporation

D 604.630.3385 C 604.719.4583
james.bayley@lee-associates.com

Neil S McAllister

Personal Real Estate Corporation
D 604.630.3374 C 604.720.3312
neil.mcallister@lee-associates.com

Steve Caldwell

Personal Real Estate Corporation
D 604.895.2224 C 604.809.3122
steve.caldwell@lee-associates.com



THE OPPORTUNITY

525 Notre Dame Drive is in Kamloops' Sahali commercial area with strong traffic and visibility from the Trans-Canada Highway. The site is steps from Columbia Place Mall, anchored by Save-On-Foods, and near Sahali Secondary School. Thompson Rivers University is less than two kilometres away. The area is surrounded by established retail, service, and institutional uses, making it well-suited for commercial or mixed-use development.

Demographics	1 km	5 km	20 km
Total Population	5,991	61,700	114,787
Total Households	2,572	25,466	45,221
Average Household Income	119,331	123,924	133,451

Source: Environics Analytics 2025 Estimate

SALIENT DETAILS

Civic Address	525 Notre Dame Dr, Kamloops, BC V2C 1E6
Legal Description	THAT PART SECTION 31 TOWNSHIP 19 RANGE 17 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT SHOWN AS CLOSED ROAD ON PLAN KAP77207
PID	026-157-730
Site Area	34,004.58 SF
Zoning	Currently unzoned - City indicates support for C6 (Arterial Commercial)
Asking Price	\$1,700,000



Columbia Street at Notre Dame Drive: approximately 40,000 vehicles per day



© 2025 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 1118. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be reliad upon without independent verification.

