

FOR SALE | HIGH EXPOSURE COMMERCIAL DEVELOPMENT SITE

525 NOTRE DAME DRIVE

KAMLOOPS, BC



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FOR SALE

525 NOTRE DAME DRIVE, KAMLOOPS, BC

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

TRAFFIC COUNTS

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



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