



# Industrial Strata Lots For Sale

## Mission Flats Industrial Park

1800 Mission Flats Road, Kamloops, BC

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1800 Mission Flats Road | Industrial Lots **For Sale**

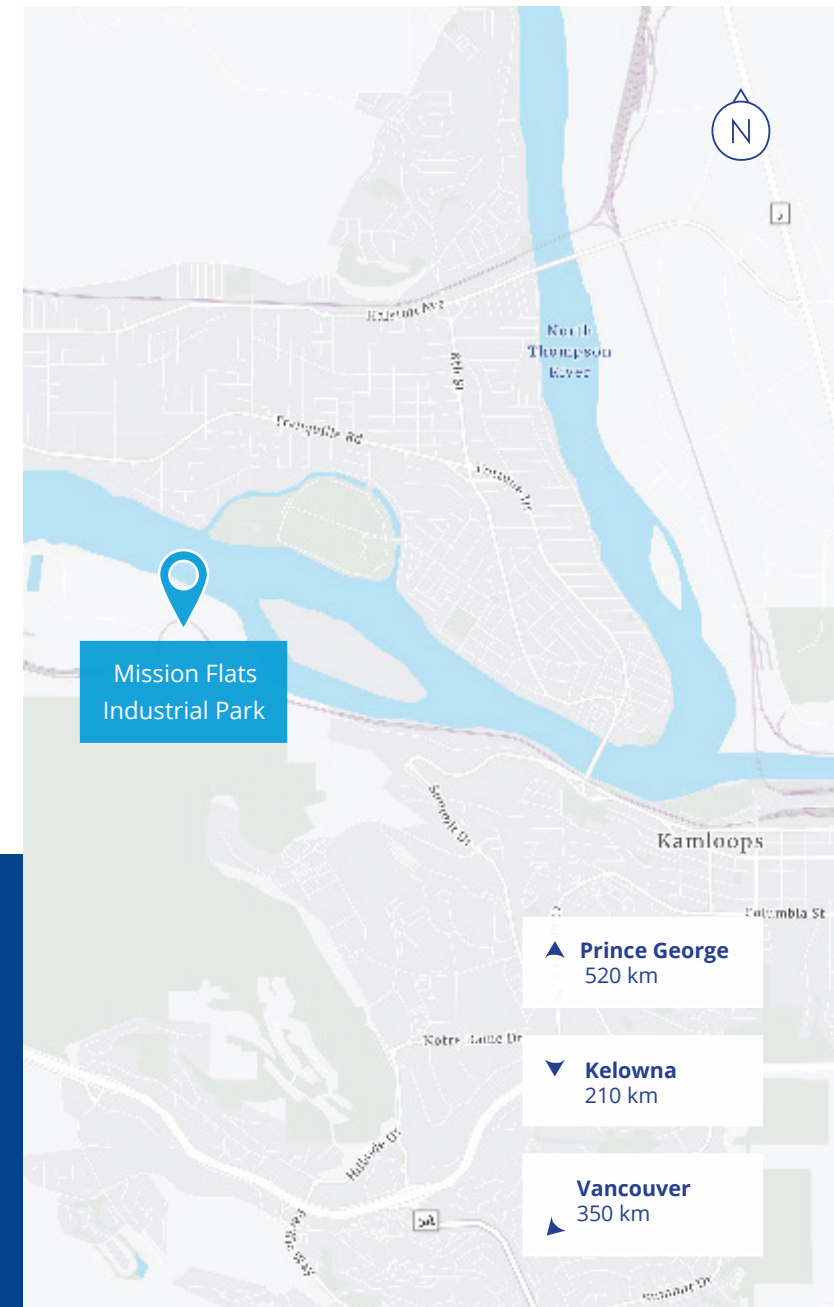
# The Opportunity



## Industrial Bare Land Strata Lots

The opportunity to invest in industrial bare land strata lots. **Mission Flats Industrial Park's** ("MFIP") is a low-carbon Industrial subdivision, Zoned for General Industrial Use (I2). All lots are connected to integrated district heating and cooling system and BC Hydro's clean renewable electrical grid, providing a sustainable future-ready solution. These bare land strata subdivision lots have a possibility to amalgamate multiple lots. Vendor will provide Financing on approved credit (OAC) for up to Two Years.

Centrally Located in the City of Kamloops, within minutes of the Kamloops downtown, north shore, or Sahali town centres. Bordered to the East by Cando Rail's logistics yard and the Thompson River to the North.



## At a glance



**\$795,000**  
Starting Price



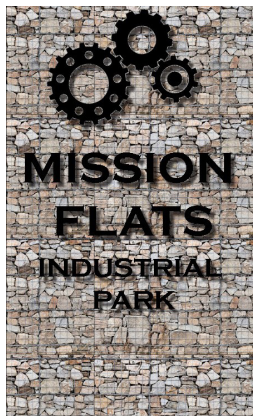
**0.5A - 1.5A**  
Individual Lots



**I2 Industrial**  
Zoning

1800 Mission Flats Road | Industrial Lots **For Sale**

# The Opportunity



## Features of Mission Flats Industrial Park

Flat fully usable Lots only 7 minutes from Downtown Kamloops. Serviced with City Water, Sanitary, Electrical, Natural Gas and Fibre Optic Broadband.

Vendor will provide Financing on approved credit (OAC) for up to Two Years.

- Fenced Overall Site
- Gated Card Entry
- Common Area Security Cameras
- Distinctive Entry Signage
- Street Lights and Paved Roads
- Extensive Common Irrigated Landscaping
- Distinct Energy System
- Design Guidelines



## At a glance



**\$795,000**  
Starting Price



**0.5A - 1.5A**  
Individual Lots



**I2 Industrial**  
Zoning

# Lot 3 For Sale

1800 Mission Flats Road, Kamloops, BC

**\$795,000**  
Asking Price

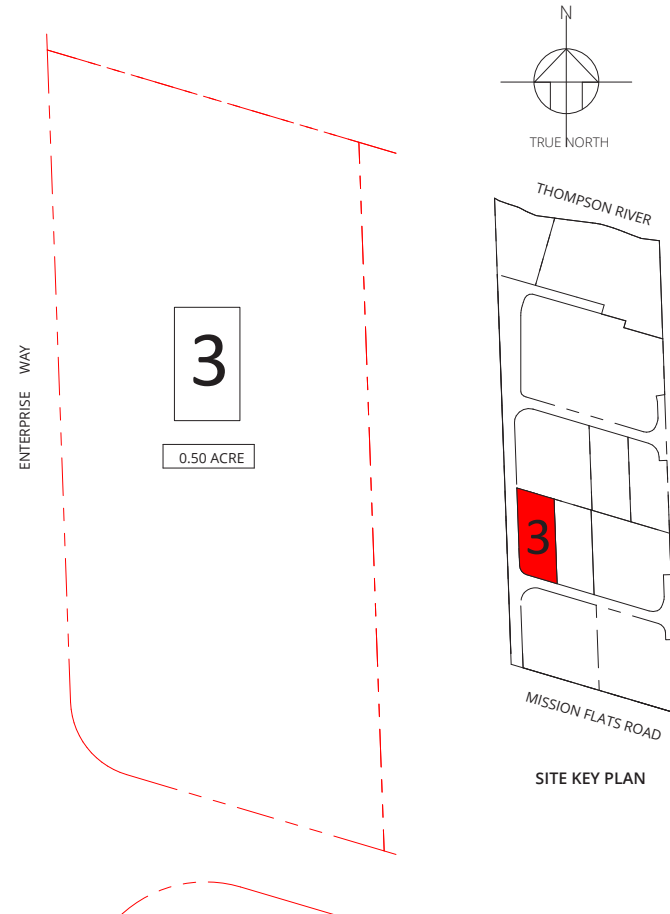
**0.507 Acres**  
Area Size

Strata Lot 3 District Lot 249 KDYD Strata Plan EPS8680 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

- Approximately 0.507 A.
- Industrial Use, I-2 Zone.
- Building Site coverage is 60% of Lot gross area.
- Flat lot, services to lot line.
- Rail access potential via CANDO Rail Trans-Load adjacent east (Note - negotiated service by Buyer).
- Site is filled to Building Construction elevation.
- Contiguous and can be amalgamated.

All lots are serviced and available now with numerous occupancy options, including:

- Outright Purchase of Lot and Build your own
- Outright Purchase of Lot and Custom Build Facility by Developer
- Build to Suit and Lease Back
- Lease Space in Existing Building
- Vendor will provide Financing on approved credit (OAC) for up to Two Years.



1 **LOT 3**  
1/32" = 1'-0"

# Lot 4 For Sale

1800 Mission Flats Road, Kamloops, BC

**\$795,000**  
Asking Price

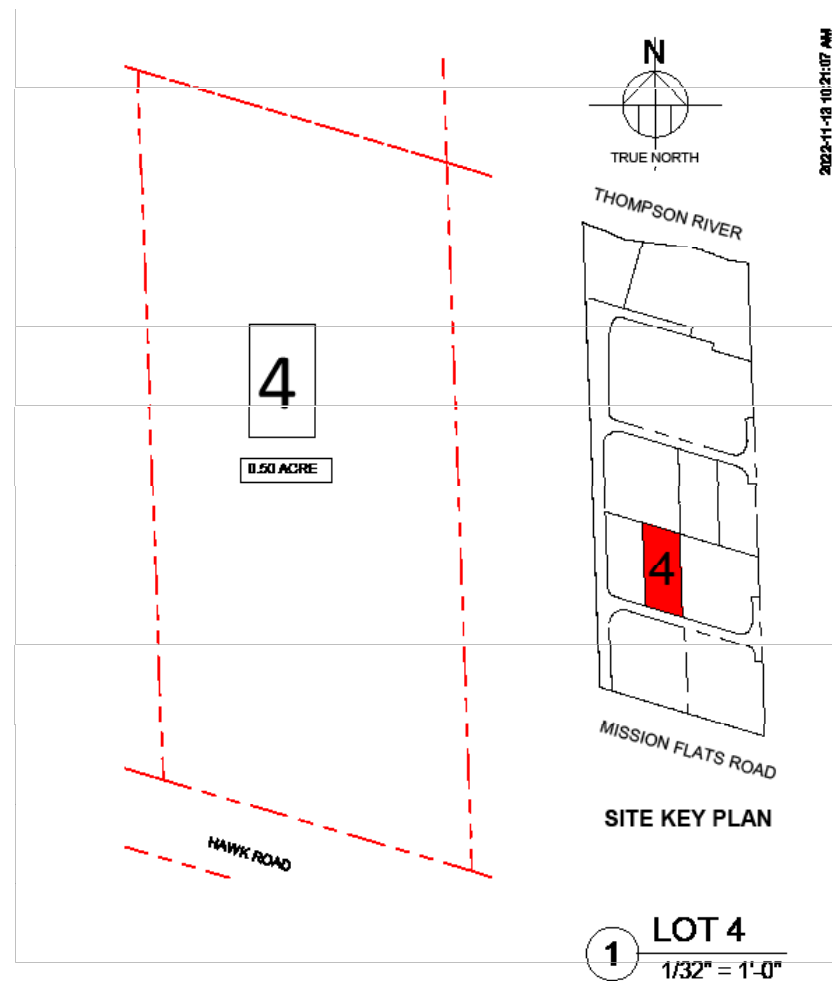
**0.502 Acres**  
Area Size

Strata Lot 4 District Lot 249 KDYD Strata Plan EPS8680 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

- Approximately 0.502 A.
- Industrial Use, I-2 Zone.
- Building Site coverage is 60% of Lot gross area.
- Flat lot, services to lot line.
- Rail access potential via CANDO Rail Trans-Load adjacent east (Note - negotiated service by Buyer).
- Site is filled to Building Construction elevation.
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# Lot 9 For Sale

1850 Mission Flats Road, Kamloops, BC

**\$825,000**  
Asking Price

**0.57 Acres**  
Area Size

Strata Lot 9 District Lot 249 KDYD Strata Plan EPS8680 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

- Approximately 0.57 A.
- Industrial Use, I-2 Zone.
- Flat lot, services to lot line.
- Rail access potential via CANDO Rail Trans-Load adjacent east (Note - negotiated service by Buyer).
- Site is filled to Building Construction elevation.
- Contiguous and can be amalgamated.

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# Lot 10 For Sale

1850 Mission Flats Road, Kamloops, BC

**\$2,475,000**

Asking Price

**1.58 Acres**

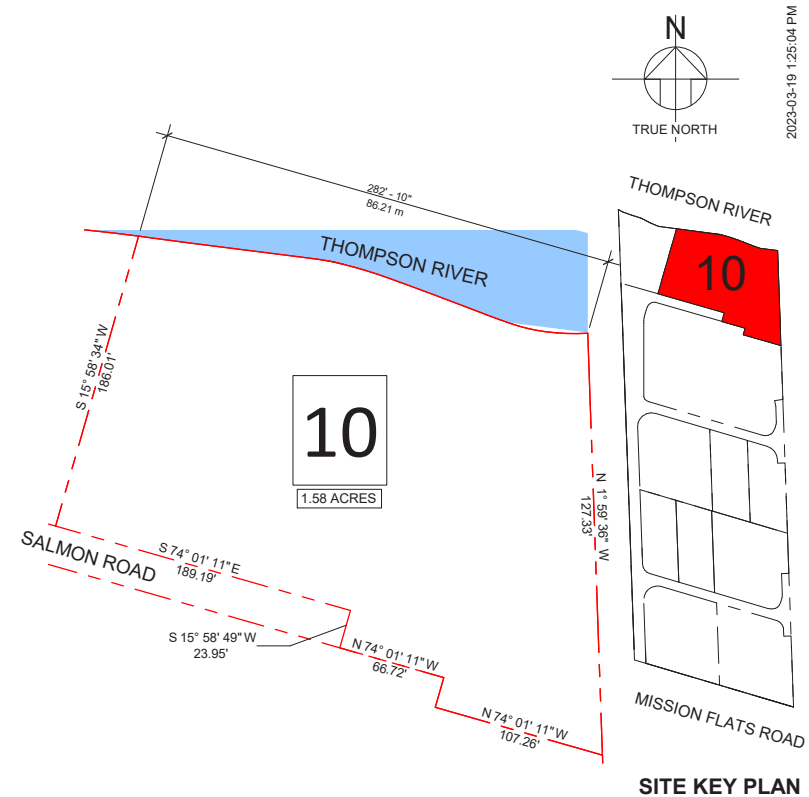
Area Size

Strata Lot 10 District Lot 249 KDYD Strata Plan EPS8680 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

- Approximately 1.58 A.
- Industrial Use, I-2 Zone.
- Flat lot, services to lot line.
- Rail access potential via CANDO Rail Trans-Load adjacent east (Note - negotiated service by Buyer).
- Site is filled to Building Construction elevation.
- Contiguous and can be amalgamated.

All lots are serviced and available now with numerous occupancy options, including:

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- Build to Suit and Lease Back
- Lease Space in Existing Building
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1 SK-LOT 10 LOT 10 Scale: 1" = 60'-0"

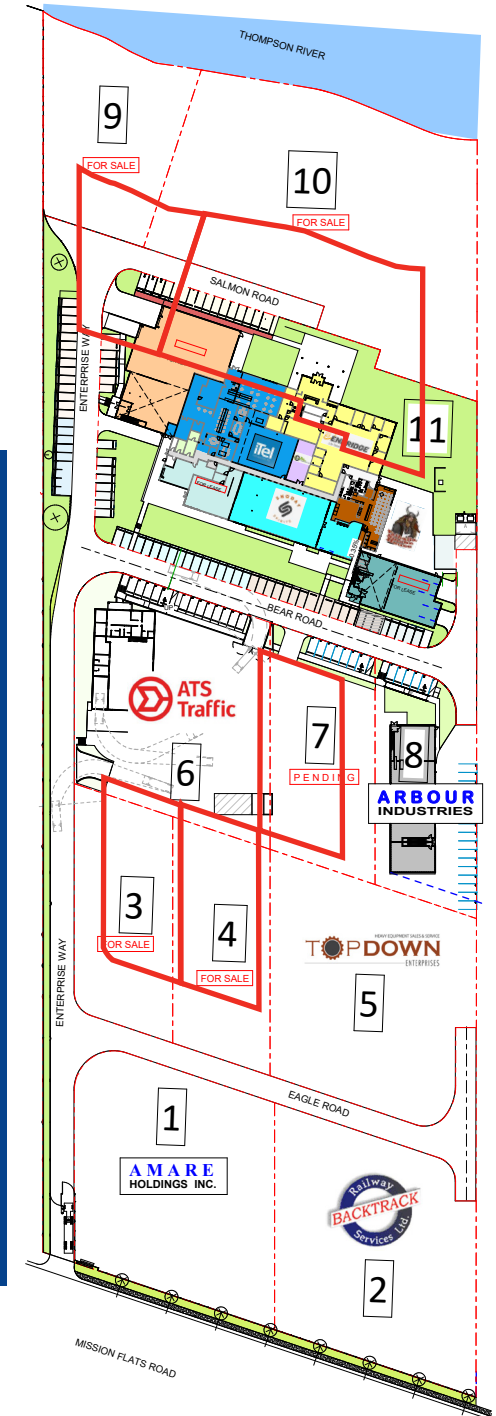
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# Available Strata Lots

## At a Glance

District Lot 249 KDYD Strata Plan EPS8680 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

	Strata Lot 3	Strata Lot 4	Strata Lot 7	Strata Lot 9	Strata Lot 10
Size	0.507 A	0.502 A	0.54 A	0.57 A	1.58 A
Zoning	I2	I2	I2	I2	I2
Price	\$795,000	\$795,000	\$795,000	\$825,000	\$2,475,000





## Ken Ellerbeck

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