

# FOR SALE

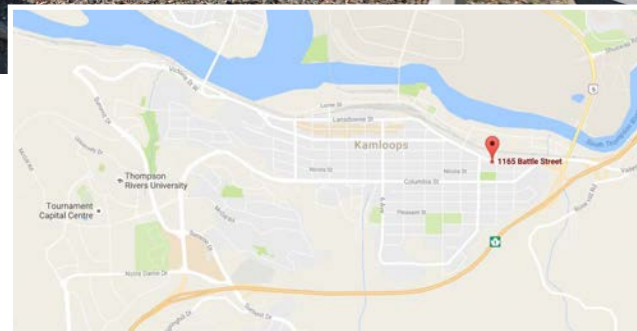
## 2 Storey Office Building

1165 Battle Street, Kamloops, BC



### For further information contact:

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### Location

Situated on the southwest corner of Battle Street and 12th Avenue with 350 ft of frontage along Battle Street.

### Description

- Two Storey building
- Roof updated in 2005 (Tar and Gravel)
- One elevator
- 73 surface paved parking

### Legal Description

Parcel A (DDx 26 2842) District Lot 234, Kamloops Division Yale District Plan 573

PID: 011-176-989

### Size of Building

26,544 sq. ft. rentable

### Size of Land

42,000 SF (350 ft. x 120 ft.)

### Zoning

C-4 (Service Commercial)

### Assessment (2016)

Land:	\$1,058,000.00
Building:	\$2,700,000.00
Total:	\$3,758,000.00

### Gross Taxes (2015)

\$64,424.00

### Tenant

100% The Province of British Columbia

### Lease Term

5 years Lease commencing December 1, 2015 with a 5 year renewal option

### Lease Rate

\$11.50 per sq. ft. TNN

### Net Income

\$305,256.00

### Cap Rate

5.5%

### Asking Price

\$5,600,000.00