

FOR SALE

**Owner-occupier
opportunity /
reposition the
property for its
income potential**

**1743 Trans-Canada Highway
Kamloops, BC**

2019-built 6-Bay Car Wash Building
with Office Space



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LK
REAL ESTATE GROUP

BC
APARTMENT
INSIDER

Macdonald
COMMERCIAL

1743 TRANS-CANADA HIGHWAY

Kamloops, BC

Macdonald Commercial is proud to present an exciting opportunity to acquire a 6-bay fully-automated car wash property. The property is strategically situated near a number of gas stations and restaurants and offers exceptional visibility from the Trans-Canada Highway as you head through Kamloops. This property would be an excellent fit for an owner-operator to take over the car wash; or for an investor to lease to a tenant-operator. The property/business offers exceptional upside in revenue.

SUBJECT
PROPERTY

PROPERTY SUMMARY

The subject property is located on the south side of Trans-Canada Highway 1, as you head east through Kamloops. The site is highly visible from the highway and strategically neighbours a number of gas stations and restaurants often frequented by commuters and travellers.

CIVIC ADDRESSES

21743 Trans-Canada Highway, Kamloops, BC

ZONING

C3 Zoning – Highway Commercial

LEGAL DESCRIPTION

LOT A DISTRICT LOT 235 KAMLOOPS DIVISION
YALE DISTRICT PLAN 18451 EXCEPT PLAN
KAP78082

PID

008-243-549

GROSS TAXES 2020

\$27,625.23

TENURE

Property to be delivered free and clear of all financial encumbrances

PRICE

\$4,200,000.00

Exceptional exposure

along Trans-Canada Highway-1

Excellent

End-user opportunity

or Lease to a Third Party Operator

16,771 sf lot with over

120 ft of frontage

along Trans-Canada Highway 1



KAMLOOPS

Kamloops’ central location in BC’s interior makes it a popular stopping point for travellers heading to other areas of the Okanagan, and it is increasingly becoming a popular destination itself for those travelling through BC. Sun Peaks Resort offers world-class skiing that attracts visitors from across the country. Kamloops’ sunny climate makes it an exceptional golf getaway destination, with several picturesque golf courses located in the region. The area also offers plenty of wineries to visit, and other outdoor activities such as mountain biking, hiking, and camping. Known as “The Tournament Capital”, Kamloops hosts over 100 sports tournaments a year. Kamloops is home to many businesses operating in several industries. Forestry, mining, tourism, and agriculture are just some examples. Kamloops is also home to Thompson Rivers University, which employs over 1,000 people.

Kamloops is about a 4-hour drive from Metro Vancouver. Several other popular Okanagan cities such as Vernon, Salmon Arm, and Kelowna are within a 2-hour driving radius. Several daily flights are also made from YKA Kamloops Airport to Vancouver and Calgary. Kamloops is a 50-minute flight from Vancouver and a 1-hour and 20-minute flight from Calgary.

Major Employers in the City of Kamloops include School District No. 73, Interior Health Authority, Highland Valley Copper Mine, and Thompson Rivers University.

ABOUT KAMLOOPS

2022 Population*
103,000

2022 Average Household Income*
\$88,000

Sources: *kamloopsthisweek.com





PROPERTY DETAILS

IMPROVEMENTS

Built in 2019, this 5,477 square foot (approx.) building features two stories and 6 car wash bays and office space on the second floor.

The building was constructed with concrete pre-cast, wood/ steel frame construction with a torch-on/metal roof. 800-amp, 3-phase service offers electrical service to the building. Other features include:

- » security cameras
- » 2 natural gas fired boilers which provide radiant in-floor heat
- » 12 roof-mounted hydronic heaters
- » heated exterior concrete slabs
- » LED lighting throughout interior and exterior of building
- » The wash bays feature heated, sloped floors with drains, built-in vacuums, and LED lighting

INCLUDED EQUIPMENT

- » 4 wand wash bay equipment + 2 touchless bay equipment
- » Exacta pay system terminals
- » several portable heaters
- » a portable air conditioner
- » 2 rooftop air conditioners (not hooked up yet)
- » 1 furnace
- » upstairs office furniture & fridge etc.
- » upstairs building parts (door hinges, locks, etc.)



PROFORMA

Rental Income Potential

If the property were to be leased on the market the above would be the lease rate range and corresponding cap rate range.

BASE RENT RANGE	SQUARE FOOTAGE	YEARLY NOI RANGE
\$35.00	5,400	\$189,000
\$40.00		\$216,000
\$45.00		\$243,000

ASKING PRICE		
CAP	VALUE	BASE RENT
4.50%	\$4,200,000	\$35
5.14%		\$40
5.79%		\$45

*Base rent range source: Frilan Appraisals LLP



NEARBY AMENITIES

- | | |
|--------------------------|------------------------|
| 1. McCracken Station Pub | 9. Chevron Gas Station |
| 2. Petro-Pass Truck Stop | 10. Co-op Gas Bar |
| 3. Burger King | 11. Tim Hortons |
| 4. Shell Gas Station | 12. Starbucks |
| 5. Wendy's | 13. Amsterdam |
| 6. McDonald's | 14. Sushi Valley |
| 7. Harold's | 15. Shoppers Drug Mart |
| 8. Arby's | |



CONTACT LISTING BROKER FOR MORE INFORMATION

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Macdonald

COMMERCIAL

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