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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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.





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

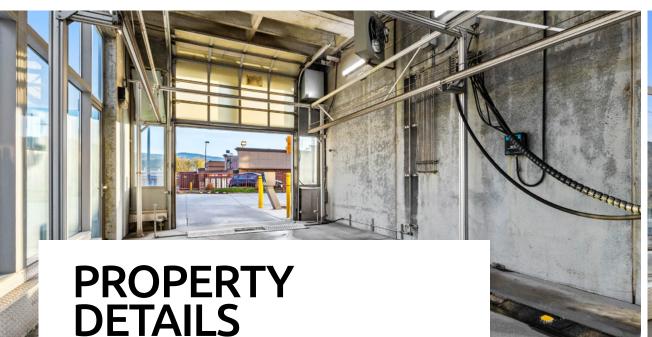
Sources: *kamloopsthisweek.com

Surrey
O
Langley
White Rock

Abbotsford



Lake



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, builtin 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.

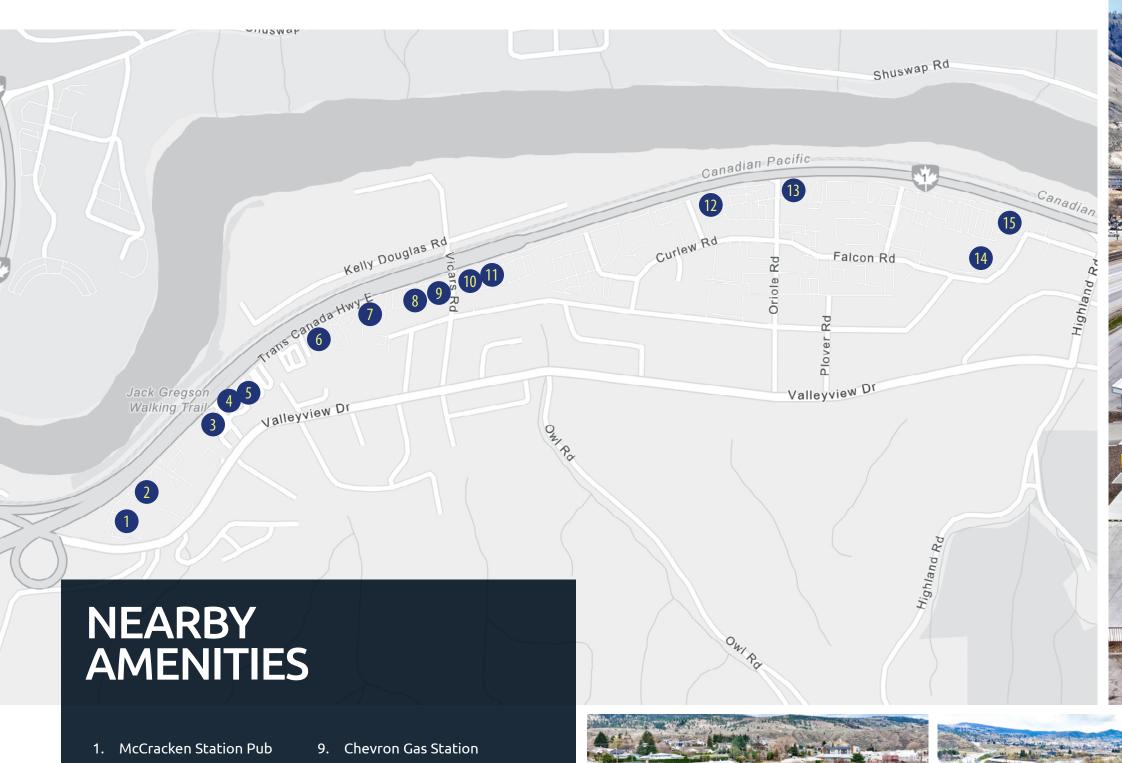
BASE RENT RANGE	SQUARE FOOTAGE	YEARLY NOI RANGE
\$35.00	5,400	\$189,000
\$40.00		\$216,000
\$45.00		\$243,000

ASKING PRICE			
САР	VALUE	BASE RENT	
5.14%	\$3,680,000	\$35	
5.87%		\$40	
6.60%		\$45	

*Base rent range source: Frilan Appraisals LLP









- 2. Petro-Pass Truck Stop
- 3. Burger King
- 4. Shell Gas Station
- 5. Wendy's
- 6. McDonald's
- 7. Harold's
- 8. Arby's

- 10. Co-op Gas Bar
- 11. Tim Hortons
- 12. Starbucks
- 13. Amsterdam
- 14. Sushi Valley
- 15. Shoppers Drug Mart







CONTACT LISTING BROKER FOR MORE INFORMATION

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