



Business for Sale

EXIT™

KAMLOOPS

ROOM ESCAPE GAMES



Room Escape Business in Kamloops For Sale

#303 & #304-1801 Princeton-Kamloops Hwy, Kamloops



Incredible Business Opportunity Awaits! Canada's first room escape gaming franchise business is available in Kamloops. Approx. 3,001 SqFt space with 5 escape themes. Located at Princeton-Kamloops Hwy, 3rd floor of East north building in Kamloops Cityview Shopping Centre, a 7.7-acre plaza with exposure to two major highways—Trans-Canada Highway and Highway 5A (Princeton Highway). Total 5 employees are working there, and business can be run well without the owner being physically present. Current lease until January, 2027, with 5 years lease is negotiating. Over \$400,000 annual revenue, with recent investment for 2 new themes, lots of potential. Rear opportunity for people who are looking for easy-running business to start in the heart of Kamloops. **Call for more details!**

Property Information

Zoning:	C1
Unit Size:	Approx. 3,001 SqFt
Built Year:	2010
Parking:	First come, first served

Basic Rent

\$25 per SqFt
\$75,025 per annum,
and \$6,252.08 per month

Additional Rent

Approx. \$12.10 per SqFt
\$36,312.1 per annum,
and \$3,026.01 per month



Over 30 Years Experiences

Raymond Leung 梁國權

Personal Real Estate Corporation

604-644-6482

Award Winning Services!



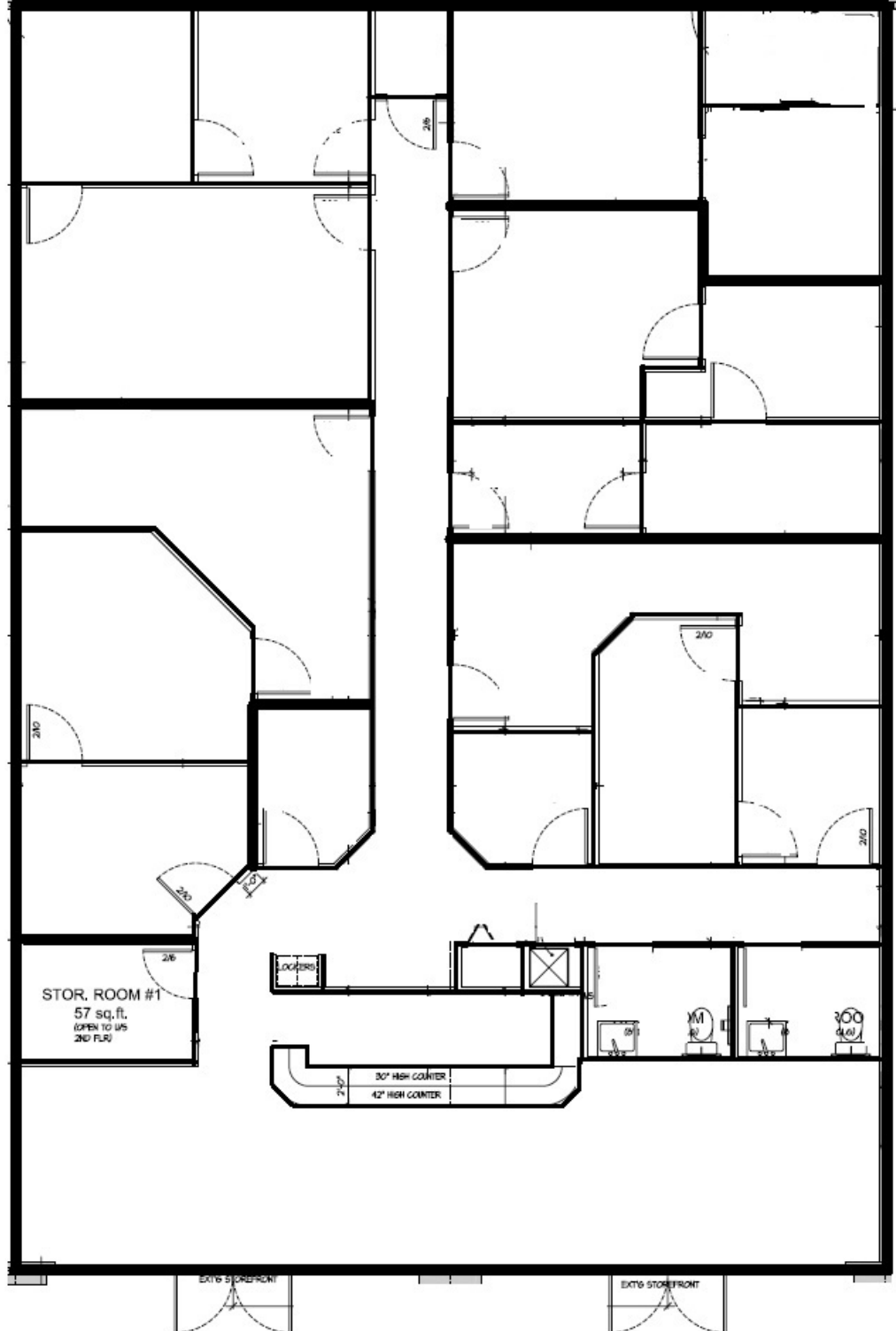
- No. 1 Re/Max Commercial Western Canada 2015
- No. 1 in Sales with Re/Max Realty Associates 5 years
- Re/Max International Lifetime Achievement Award since 2006
- Re/Max Canada Commercial Top 5 Winner 2011
- Re/Max International Top 9 Winner 2011
- Re/Max Circle of Legend Award since 2017
- Re/Max Diamond Club Team Award Winner 2022
- Re/Max Platinum Club Team Award Winner 2023
- Re/Max City Realty Commercial Most Expensive Property Sold 2023
- Re/Max City Realty Commercial Rent Collected 2023
- Re/Max Chairman's Club Team Award Winner 2021 & 2024



Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

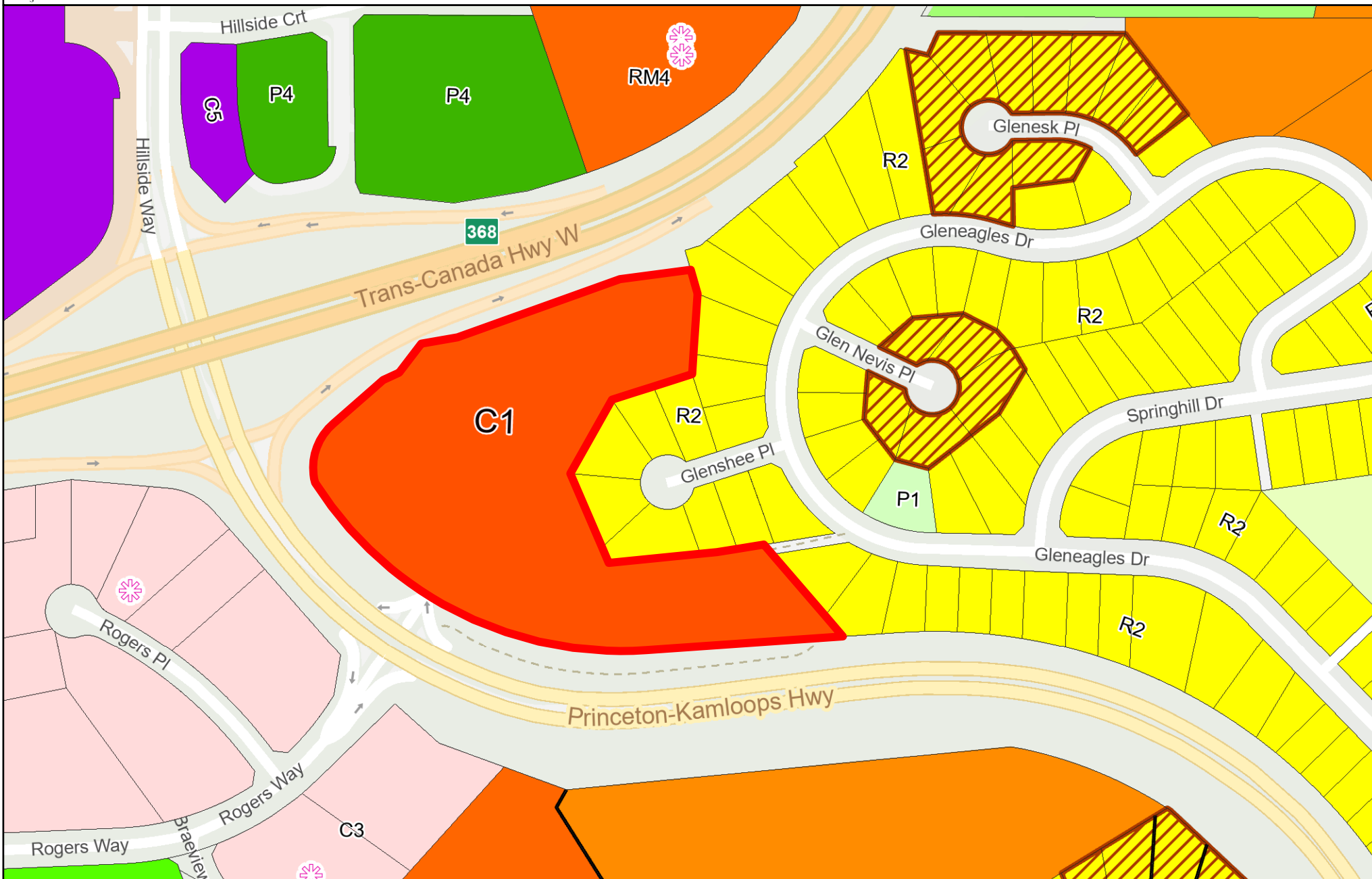




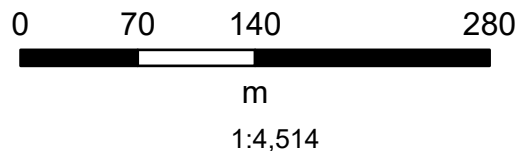


Zoning Map

Date Created: Oct 23, 2025



The City of Kamloops does not guarantee the location or depth of the utilities as shown on our drawings. Prior to commencing any mechanical ground disturbance work, the location of all underground utilities must be confirmed by hand digging or hydro excavating. The City of Kamloops does not accept any liability or responsibility for errors or omissions.



Author: City of Kamloops

10.3 C1 (GENERAL COMMERCIAL)

The purpose of the C1 zone is to regulate the development of a broad range of commercial uses in and adjacent to mixed-use centres and major neighbourhood centres, as identified in the Official Community Plan.

10.3.1 Principal Uses

- (a) Alcohol Manufacturer's Lounge;
- (b) animal grooming shop;
- (c) Artisan or Photography Studio;
- (d) Assembly Use;
- (e) Communications Facility;
- (f) Community Care Facility;
- (g) Cultural Facility;
- (h) Education/Training Facility;
- (i) Entertainment Facility;
- (j) Financial Institution, Minor;
- (k) funeral home;
- (l) Hotel/motel;
- (m) laundry and dry cleaning;
- (n) Multi-Unit Residential Dwelling Units, subject to Section 10.3.7;
- (o) Neighbourhood Pub, Lounge, or club;
- (p) Office;
- (q) off-Street parking;
- (r) Personal Services;
- (s) Place of Worship;
- (t) Recreation Facility, Indoor;
- (u) Restaurant or Café;
- (v) Retail Cannabis Sales, subject to Division 3, Section 3.13;
- (w) Retail Liquor Sales, subject to Division 3, Section 3.14;
- (x) Retail Trade; and
- (y) veterinary clinic, excluding outdoor kennels.

10.3.2 Accessory Uses

- (a) Food Truck or Trailer;
- (b) Fruit and Vegetable Stand;
- (c) Home-Based Business within Multi-Unit Residential Dwelling Unit;
- (d) liquor primary licence accessory to permitted Principal Use; and
- (e) Mobile Food Concession.

10.3.3 Permitted Uses - Site Specific

- (a) Office, Single-Detached, and Multi-Unit Residential Use only in the case of Lot A, D.L. 232, K.D.Y.D., Plan 31348 (172 Battle Street).
- (b) Indoor commercial dog kennel, limited to a maximum of 12 dogs per day, and a residential suite to be located above main floor commercial uses in the case of Lot 5, Blk. 80, D.L. 234, K.D.Y.D. Plan 193 (839 Victoria Street).

10.3.4 Subdivision Regulations

Minimum Lot Area	278 m ²
Minimum Lot Width	9 m

(55-53) 10.3.5 Development Regulations

Maximum Lot Coverage	60%
Minimum Front Yard Setback	2 m
• except Seymour Street between 6th Avenue and 8th Avenue	3 m
Minimum Side Yard Setback	0 m
• except where Lot adjoins a residential zone with no intervening lane or Street	
- one- or two-Storey Buildings	3 m
- Buildings greater than two Storeys	6 m
Minimum side Street Setback	2 m
Minimum Rear Yard Setback	0.0 m
• except for the portion of a Building where a vehicular or pedestrian door exits directly onto a lane or where a loading access is provided without a loading stall	1.5 m
• except where Lot adjoins a residential zone with no intervening land or Street	
- one- or two-Storey Buildings	3 m
- Buildings greater than two Storeys	4.5 m
Maximum Floor Area Ratio, commercial	1.2
Maximum Floor Area Ratio, where development comprises or includes Hotels/motels or Multi-Unit Residential Dwellings	2.4
• except where development complies with Division Three, Section 3.18	3.6
• except in a Transit-Oriented Area identified in the Official Community Plan	
- 200 m from a Transit Exchange	3.5
- 201 to 400 m from a Transit Exchange	2.5
Maximum Building Height, commercial	2 Storeys
Maximum Building Height, where development comprises or includes Hotels/motels or Multi-Unit Residential Dwellings	4 Storeys
• except in a Transit-Oriented Area identified in the Official Community Plan	
- 200 m from Transit Exchange	10 Storeys
- 201 to 400 m from Transit Exchange	6 Storeys
Maximum Structure Height	4.5 m (above the roof of the principal Building)

10.3.6 Outdoor Storage

In the C1 zone, outdoor storage shall not be permitted, except in the case of Lot A, Plan 39868, K.D.Y.D. (2079 Falcon Road).

10.3.7 Multi-Unit Dwelling Unit - Special Conditions

In the C1 zone, the regulations for Multi-Unit Residential Dwelling Units are as follows:

- (a) one or more Dwelling Units shall be permitted; and
- (b) the Dwelling Units shall be:
 - (i) located above the ground floor, where a minimum of 40% of the ground floor is only used for community-servicing commercial Uses limited to Education/Training Facility; laundry and dry-cleaning; Financial Institution, Major; Office; Personal Services; Recreation Facility, Indoor; Restaurant or Café; or Retail Trade; or
 - (ii) where residential is a stand-alone Use (i.e. without a commercial component) or where less than 40% of the ground floor is occupied by a commercial Use, the Dwelling Units may only be constructed where a minimum 30% of the Lot Area is provided as landscaped amenity area; this amenity area may be located on the roof of, adjacent to, and/or within the Building and does not include private balconies; and
- (c) an existing Building or property, including a Hotel, shall not be converted to Multi-Unit Residential Use unless it complies with these regulations; approval of a development permit and building permit shall be required prior to occupancy of any Building converted for Multi-Unit Residential purposes.

10.3.8 Off-Street Parking

In the C1 zone, off-Street parking shall comply with Division 4 except that surface parking shall not be permitted between the Building and a front or side Street.

10.3.9 Additional Regulations

Additional zoning regulations apply, including, but not limited to, those found in:

- (a) Division 2: Interpretation;
- (b) Division 3: General and Specific Use Regulations;
- (c) Division 4: Off-Street Parking; and
- (d) Division 5: Landscaping, Screening, and Fencing.