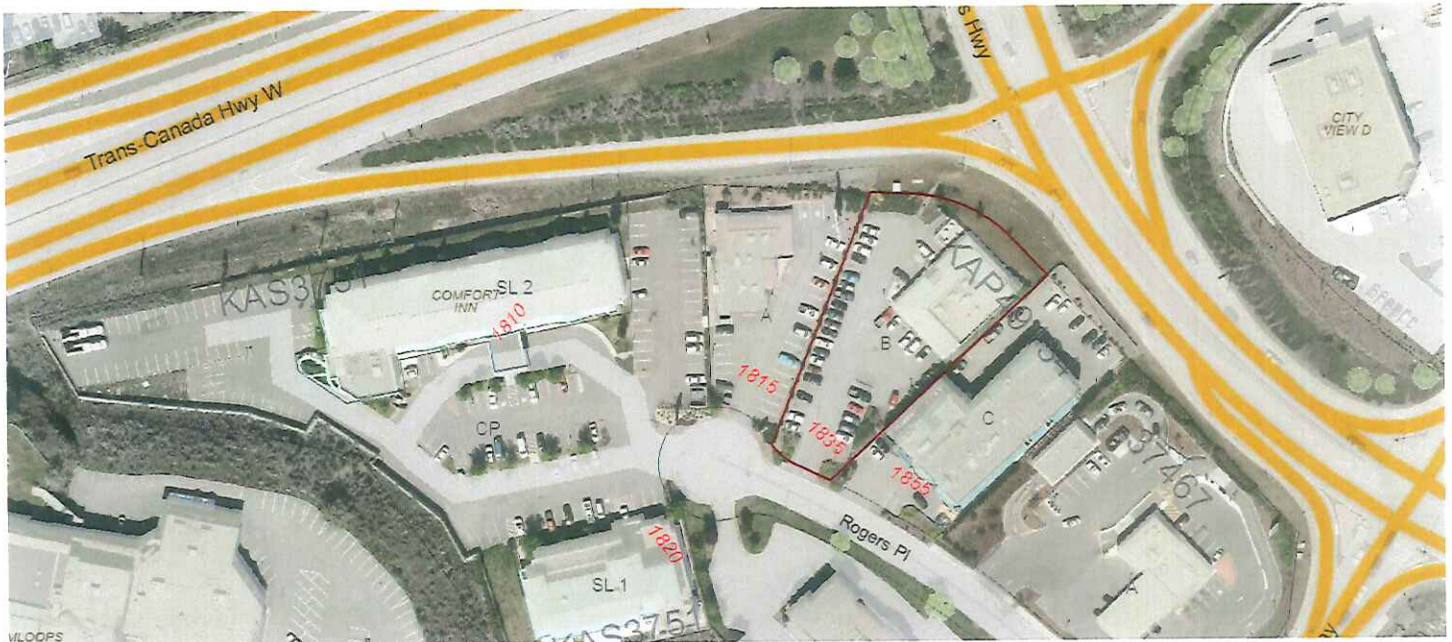


RE/MAX[®]

FOR SALE



Investment Opportunity

Land and building

1835 Rogers Place, Kamloops, BC
Long term tenant in place

RE/MAX Real Estate (Kamloops)
Ross Spina or Frank Rossi: 250-374-3331

RE/MAX Real Estate (Kamloops). | Phone 250-374-3331 | Fax 250-828-9544
258 Seymour Street, Kamloops, BC, V2C 2E5, www.realestatekamloops.net

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.



For Sale

1835 Rogers Place, Kamloops, BC

SUMMARY OF OFFERING

Very well located building just over 5000 sqft on a site which is just over 29,000 sqft, currently leased to a major chain restaurant which has been a long term tenant. Very good location with highway access and good high profile visibility, in the heart of major shopping area and close to all major hotels.

Building size: 5020 square feet

Lot size: 29,457 sq ft

Lease terms: current lease September 1,2008 to August 31,2017 with renewal options; current base(net) rent is \$24.00/sq ft , increases to \$26.00/sq ft May 1,2015: this is a net lease and tenant pays all operating expenses and utilities current annual net income \$120,480; May 1,2015 would be \$130,520

2013 Property Taxes; \$21,311

City of Kamloops Zoning: C-3 (attached)



DIVISION THIRTY-NINE - C-3 (HIGHWAY COMMERCIAL)

The purpose of the C-3 zone is to provide a limited range of commercial uses located adjacent to major highways which primarily cater to the needs of the travelling public

PERMITTED USES

3901 The following uses and no others except as provided in Section 3902 are permitted in the C-3 zone:

- Automobile sales, service and rental
- Boat and motor sales, service and rentals
- Commercial cardlock facility
- Fruit and vegetable stand
- Fuel bar
- Hotel/motel
- Motorcycle sales and service
- Neighbourhood convenience store
- Radio and television broadcasting station
- Recreation facility (indoor - outdoor)
- Recreation vehicle sales, service and rentals
- Restaurant
- Sale from mobile vehicle
- Tourist information booth

PERMITTED USES - SITE SPECIFIC

3902 In the C-3 zone, the following uses are permitted on a site specific basis only:

- (5-1-2022) - Bottle depot in the case of Lot 1, Plan 21185, K.D.Y.D. (1395 Battle Street).
- Hotel, office, personal services and retail trade in the case of Lot A, Plan KAP62869, K.D.Y.D. (1395 Hillside Drive).
- (5-1-2355) - Office use in the case of Lot A, D.L. 232, K.D.Y.D., Plan 19138 (474 Columbia Street).
- Offices and personal services in the case of Lot 1, Plan 14530, K.D.Y.D. (595 Columbia Street West).
- Offices, personal services and retail trade in the case of Lot 1, Plan KAP49643, K.D.Y.D. (1175 Rogers Way).
- Offices, personal services and retail trade in the case of Lot A, Plan KAP49134, K.D.Y.D. (1815 Rogers Place).
- Rural agency store as defined by the Liquor Control and Licencing Act in the case of Lot 2, Plan 1496, K.D.Y.D. (7060 Yellowhead Highway).

REGULATIONS

3903 In the C-3 zone, no building or structure shall be constructed, located, altered, and no plan of subdivision approved which contravenes the regulations set out in the following table in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

<u>Column 1</u>	<u>Column 2</u>
Minimum lot area	1,115 m ²
Minimum lot width	30 m
Maximum lot coverage	33%
Minimum front yard setback	6 m
- Except fuel pump island and accessory structures	4.5 m
Minimum side yard setback	3 m
- Except lots adjoining a residential zone with no intervening lane or street	6 m
Minimum side street setback	4.5 m
Minimum rear yard setback	3 m
- Except lots adjoining a residential zone with no intervening lane or street	6 m
Minimum floor area	45 m ²
- Except fuel bar kiosks, commercial cardlock facilities, and accessory buildings	No minimum
Maximum floor area ratio	0.66
- Except hotels/motels	1.0
Maximum building height	2 storeys
- Except hotels/motels	4 storeys
Maximum structure height	
- With building on lot	9 m
- Without building on lot	6 m

REGULATIONS - SITE SPECIFIC

3904 In the C-3 zone, the following regulations are permitted on a site specific basis only:

- The maximum floor area ratio shall be 0.45 in the case of Lot 1, Plan KAP49643, K.D.Y.D. (1175 Rogers Way).
- (5-1-2365) - The maximum floor area ratio shall be 1.1 and the maximum site coverage shall be 55.3 per cent in the case of Lot A, D.L. 232, K.D.Y.D., Plan 19138 (474 Columbia Street).

OUTDOOR STORAGE/DISPLAY AREAS

- 3905 In the C-3 zone, outdoor storage/display areas shall be permitted as follows only:
- Outdoor storage areas are permitted as an accessory use only.
 - Outdoor storage shall be paved and drained to an approved discharge point, screened from the adjacent streets and lots, and kept in an orderly manner.
 - Display areas are permitted in conjunction with automobile, recreation vehicle, motorcycle and boat sales uses only.
 - Display areas may be unscreened but shall have a 1 m landscaped buffer along front and side street lot lines, be paved and drained to an approved discharge point, and be kept in an orderly manner.

OFF-STREET PARKING

- 3906 In the C-3 zone, off street parking shall comply with Division Fifty-Two.

LANDSCAPING, SCREENING AND FENCING

- 3907 In the C-3 zone, landscaping, screening and fencing shall comply with Division Fifty-Three.

UTILITY SERVICES

- 3908 In the C-3 zone, utility services shall be located underground.

PROPERTY INFORMATION REPORT

March 19, 2014



City of Kamloops
7 Victoria St W
Kamloops, BC V2C 1A2
(250) 828-3347
gisinfo@kamloops.ca

1835 ROGERS PL

Parcel Description and Location

Legal Description:

PL KAP49134 LT B SEC 36 TWP 19 RGE 18 MER 6

District Lot:**Land District:**

KDYD (Kamloops - Yale)

Lot Size (approx.):

Square Metre:	Acre:	Hectare:
2736.55	0.68	0.27

Neighbourhood: ABERDEEN

Heritage Property: N/A

Tax Exempt Property: No

Water District: N/A

Garbage Collection Zone: ZONE 4

Nearest Bus Stop (m): 141

Nearest Fire Hydrant (m): 28

School Information

Elementary: ABERDEEN

Secondary: SOUTH KAMLOOPS SECONDARY

French Immersion: SOUTH SAHALI



Planning and Zoning

[City Planning Webpage](#)

[More](#)

Zoning: C-3

Site Specific Zoning: N/A

Riparian Area (Intersect): No

200 Year Floodplain (Intersect): No

20 Year Floodplain (Intersect): No

Neighbourhood Development Permit Area: N/A

Silt Bluff Development Permit Area: N/A

Business Improvement Area: N/A

Multi Family Development Permit Area: No

Agricultural Land Reserve (Intersect): No

Applications, Permits and Licences (Active Only)

[City Development Webpage](#)

[More](#)

Folio: **Dev. Application No.:**

Dev. Application Type:

Folio: **Dev. Permit No.:**

Dev. Permit Purpose:

Application Date:

Issued Date:

Business Name:

ABC FAMILY RESTAURANT

Description:

RESTAURANT, BAKERY, DELI, CATERER

Cat. Code:

9

BC Assessment Information

[For enquiries, contact BC Assessment Authority](#)

[More](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Gross:	Assess Class:
06-00520-762	018-133-266	2014	\$475,000	\$702,000	\$1,167,000	6-Bus/Oth
06-00520-762	018-133-266	2013	\$475,000	\$478,000	\$943,000	6-Bus/Oth
06-00520-762	018-133-266	2012	\$475,000	\$471,000	\$936,000	6-Bus/Oth
06-00520-762	018-133-266	2011	\$441,000	\$504,000	\$935,000	6-Bus/Oth
06-00520-762	018-133-266	2010	\$441,000	\$504,000	\$935,000	6-Bus/Oth
Folio:	Actual Use:			Manual class:		
06-00520-762	256-RESTAURANT ONLY			C350-Restaurant		

Disclaimer: The City of Kamloops does not provide any warranty or guarantee the accuracy, completeness or currency of this information.

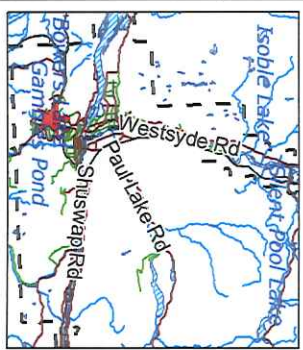
The map above is not a survey plan and is not intended to be used as such. Please report any data errors to gisinfo@kamloops.ca.

City of Kamloops Internet Mapping



Map center: 685983, 5614511

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Legend

- Street
- Local
- Minor Collector
- Hillside Collector
- Major Collector
- Minor Arterial
- Downtown Arterial
- Major Arterial
- Minor Local
- Highway
- Water Body
- Creek
- KIR Address Point
- KIR Property
- Property
- Parcels
- Water
- City Area
- City of Kamloops
- Kamloops Indian Reserve
- Thompson Nicola Regional District



Scale: 1:845