

// Investment Opportunity

FOR SALE

Parkview Gardens | 233 Sherwood Drive, Kamloops



NATHAN LEGG

Senior Associate | Capital Markets
778.222.8370 | nlegg@cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS



PROPERTY OVERVIEW

Address:	233 Sherwood Drive, Kamloops BC V2B 4E1
Legal Description:	Lot B District Lot 255 Kamloops Division Yale District Plan 16897
Zoning:	RM3 – Multi Family 3 – Medium Density
Year Built:	1965
Lot Size:	~38,912 square feet
Income:	\$405,496.00
Expenses:	\$150,950.58
NOI:	\$260,271.00
Asking Price:	\$5,200,000.00 (~\$134/sf)
Cap Rate:	5.00%

THE OFFERING

CDNGLOBAL is pleased to present Parkview Gardens – a rare investment opportunity located on the North Shore of Kamloops. This well-maintained, 26-unit building, offers a **superior unit mix of 15 one-bedrooms, 7 two-bedrooms, and 4 three-bedrooms**, with free parking and convenient access to major retail areas, including the North Hills Shopping Centre, schools, and the North Shore Bus Exchange.

Additionally, due to Parkview Garden's proximity to the Bus Exchange, the **30,000+ sq.ft.** of land falls within the 200 – 400m ring of the Transit Oriented Area (TOA) Policy, **allowing for redevelopment of a low-rise, 6-storey apartment building at a Floor Space Ratio (FSR) of 2.50.**

The property is professionally managed, which enables regular upkeep and renovations during tenant turnover. Along with the redevelopment potential, Parkview Gardens offers a compelling opportunity for savvy investors looking to capitalize on Kamloop's growth.

Qualified purchasers will be given data room access following execution of a [confidentiality agreement](#).

EXTERIOR AND SURROUNDING AREA



LOCATION

Parkview Gardens is situated on the corner of 233 Sherwood Drive. Wonderfully positioned in the North Shore of Kamloops, with less than a 10-minute drive and/or walk to major amenities, the North Hills Shopping Centre, McArthur Island Park, and Tranquille Road; the gateway road to access the south side of the Thompson River.

Some successful Kamloops businesses within the immediate area include **Safeway, Scotiabank, RBC, TD, McDonalds, Subway, Canadian Tire, and Petro Canada.**

Amenities

Easy accessibility and close proximity to:



Grocery & shopping



Health & wellness



Banks & financial institutions



Parks & animal services



Restaurants & fast food



80

Walk Score

'Highly Walkable'

www.walkscore.com



CDNGLOBAL COMMERCIAL REAL ESTATE ADVISORS

Localized Market Intelligence, Trust & Human Connectivity

CDNGLOBAL has expert localized teams in every major market across Canada with the ability to service clients through strategic partnerships around the globe. We offer progressive real estate solutions with tailor-made services.

Our team's singular goal is to use shared resources, expertise and market intelligence, along with a collaborative and entrepreneurial approach, to deliver the single best strategic solutions for each and every client. Based in Vancouver, British Columbia, CDNGLOBAL has offices across Canada and in the Middle East.



NATHAN LEGG

Senior Associate | Capital Markets
778.222.8370 | nlegg@cdnglobal.com

www.cdnglobal.com | 555 Burrard Street, Suite 1155, Box 260, Vancouver, BC V7X 1M8

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or Distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.