

For Sale: Kamloops Development Site

2550 Ord Road, Kamloops, BC

Unique opportunity to acquire a zoned multifamily development site, with significant scale, in the rapidly growing Kamloops market.



Salient Details

Address

2550 Ord Road, Kamloops,
BC V2B 7V8

Lot Size

4.15 Acres (180,774 sf)

Legal Description

Lot C, Plan KAP62646, Section
22, Township 20, Range 18,
Meridian W6, Kamloops Div of
Yale Land District, Except Plan
KAP65666

PID

024-233-331

OCP Designation

Urban

Zoning

RM4 (Multi-Unit 4 - Medium-High
Density) - Allows up to 207 Units

Maximum Floor Space Ratio

1.5

Maximum Building Height

4 Storeys

List Price

\$4,950,000

Offering Process

Access to the online data room
is available upon execution of the
digital Confidentiality Agreement.

[CA & Data Room](#)



Investment Highlights



Large Lot Size

Large lot size of
over 4 acres, with
current zoning
allowing 207 units
and ample surface
parking.



Central Location

Well situated in the
growing market of
Kamloops, with close
proximity to Parkcrest
elementary school,
the rezoned property
provides developers
flexibility to plan their
multifamily development.



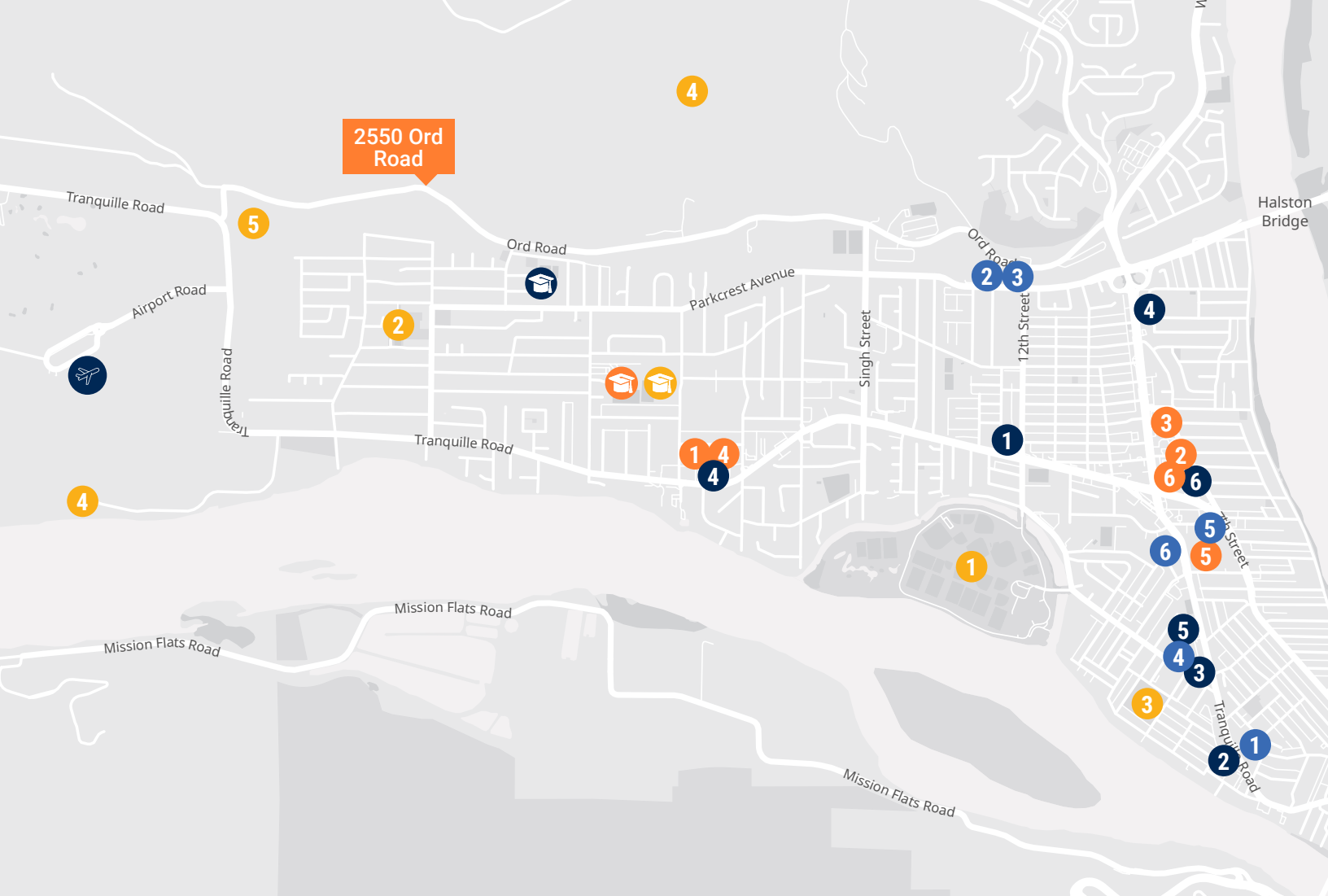
Diverse Job Market

Kamloops offers a
diverse job market,
including: education,
healthcare, retail, and
manufacturing. Job
growth and opportunities
along with a large
student population have
contributed to rising
rental rates.



Growing Population

Kamloops has experienced
steady population growth
in recent years, driven by
both in-migration from
other parts of Canada and
international immigration.
As more people move to
the area for work,
education, and lifestyle,
there is a growing demand
for rental properties.



Amenities

● Cafes/Bakeries

1. Starbucks
2. 5Bean Brewbar & Cafe
3. Red Beard Cafe
4. Tim Hortons
5. Harvest Moon Bakery
6. Cutting Board Bakery

● Shopping/Services





1. Save-On-Foods
2. Safeway
3. Canadian Tire
4. Shoppers Drug Mart
5. Northhills Shopping Centre
6. Fortune Shopping Centre

● Dining/Entertainment

1. Bright Eye Brewing
2. BARSIDE Lounge & Grill
3. Chances Casino
4. Yew Street Food Hall
5. Edo Japan
6. Blue Fish Sushi

● Recreation

1. McArthur Island Park
2. Brocklehurst Arena
3. McDonald Park
4. Lac Du Bois Grasslands
5. Ord Road Dog Park
6. Airport Park

 Parkcrest Elementary School
  Brocklehurst Secondary School
  Kay Bingham Elementary
  Kamloops Airport

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