

// Investment
Opportunity

FOR SALE

Parkview Gardens: 233 Sherwood Drive, Kamloops



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PROPERTY DETAILS



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](#).

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:	\$381,981.00
Expenses:	\$155,000.17
NOI:	\$226,980.83
Asking Price:	\$5,200,000.00 (~\$134/sf)
Cap Rate:	4.40%

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

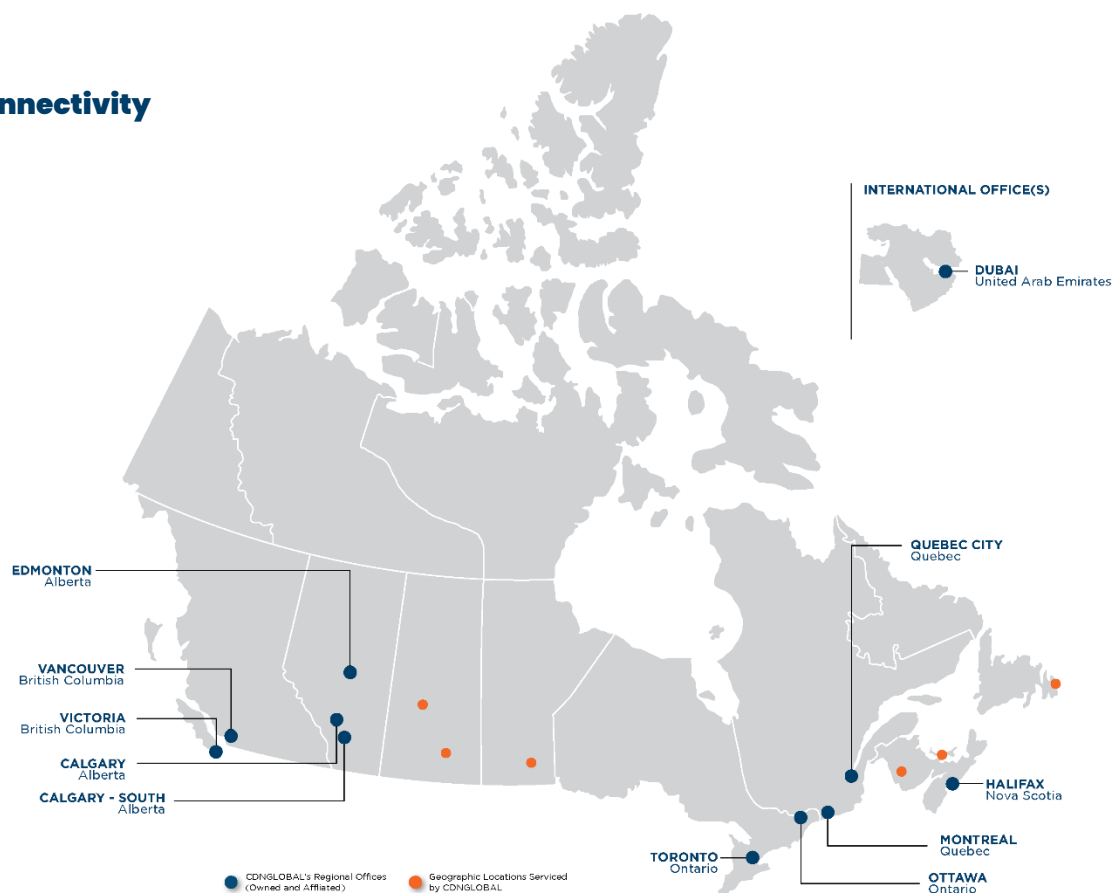
Walk Score
'Highly Walkable'
www.walkscore.com

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