

CORNER RETAIL BUILDING FOR SALE:

150 Oriole Road, Kamloops, BC

On the corner of Oriole Road and Curlew Road, just South of the Trans-Canada Highway



**SOLD WITH LONG TERM
TENANT IN PLACE!**



150 Oriole Features

- Corner retail building for sale in Kamloops (Est. population: 107,941 in 2024)!
- 15,000sf± of Leasable Area, with impressive single tenant (tenant has 20+ stores)
- 25,265sf lot with 14 onsite parking stalls, easily accessible from the Trans-Canada Hwy
- Zoned C1 allowing for multitude of retail and warehouse uses (as described herein)
- \$243,228^{1±} estimated Net Annual Income (see next page) **5.68^{1±}% Cap on Asking Price**
- Updated with over \$330,000 in renovations in 2018!
- Offered at \$4,280,000 | \$169/sf± (land area) | \$285/sf± (Leasable Area)

Corporate
Accord Realty

Cameron Bouchard, B.Comm.
Owner | Commercial Realtor
250.300.3658 | Cam@CorpAccord.com

Peter Bouchard, B.Comm.
Owner | Commercial Realtor
250.470.9551 | Peter@CorpAccord.com

www.CorpAccord.com | 500 Sarsons Road, Kelowna, BC V1W 1C2

Executive Summary

OFFER PROCESS

MLS# 10334019

Offers evaluated at time of arrival

Email offers to cam@corpaccord.com

CIVIC ADDRESS

150 Oriole Road, Kamloops, BC V2C 4N7

VENDOR

Norah Investments Ltd.

LEGAL DESCRIPTION & PID

Lot B, plan KAP14317, district lot 235, KDYD, except plan 23349 & H14043, PID: 009-035-702

LOT SIZE

0.58± acre | 25,265sf±

CAP RATE¹ (July 2025)

This property boasts a **5.68% Cap on Asking Price!**

NET INCOME¹ (July 2025)

\$243,228± / yr | \$16.21± / sf / yr

BONUS INCOME¹ (July 2025)

Most competing sale properties do not have this extra revenue: The landlord collects a Structural Repair Allowance Surcharge of \$0.90± / sf / yr to cover HVAC replacement, exterior paint, roof replacement & parking lot resurfacing.

2024 PROPERTY TAXES

\$43,656 (Reimbursed by tenant)

OTHER EXPENSES

The tenant pays for building and tenant insurance (\$16,800), maintenance, garbage, recycling, water/sewer, and snow removal.

SITE COVERAGE RATIO

59%

APPROX. LEASABLE FLOOR AREA

15,000sf±

CURRENT ZONING

C1 (described herein)

[1] Net rent per lease as of July 2025, increases approximately 3% per year for balance of lease

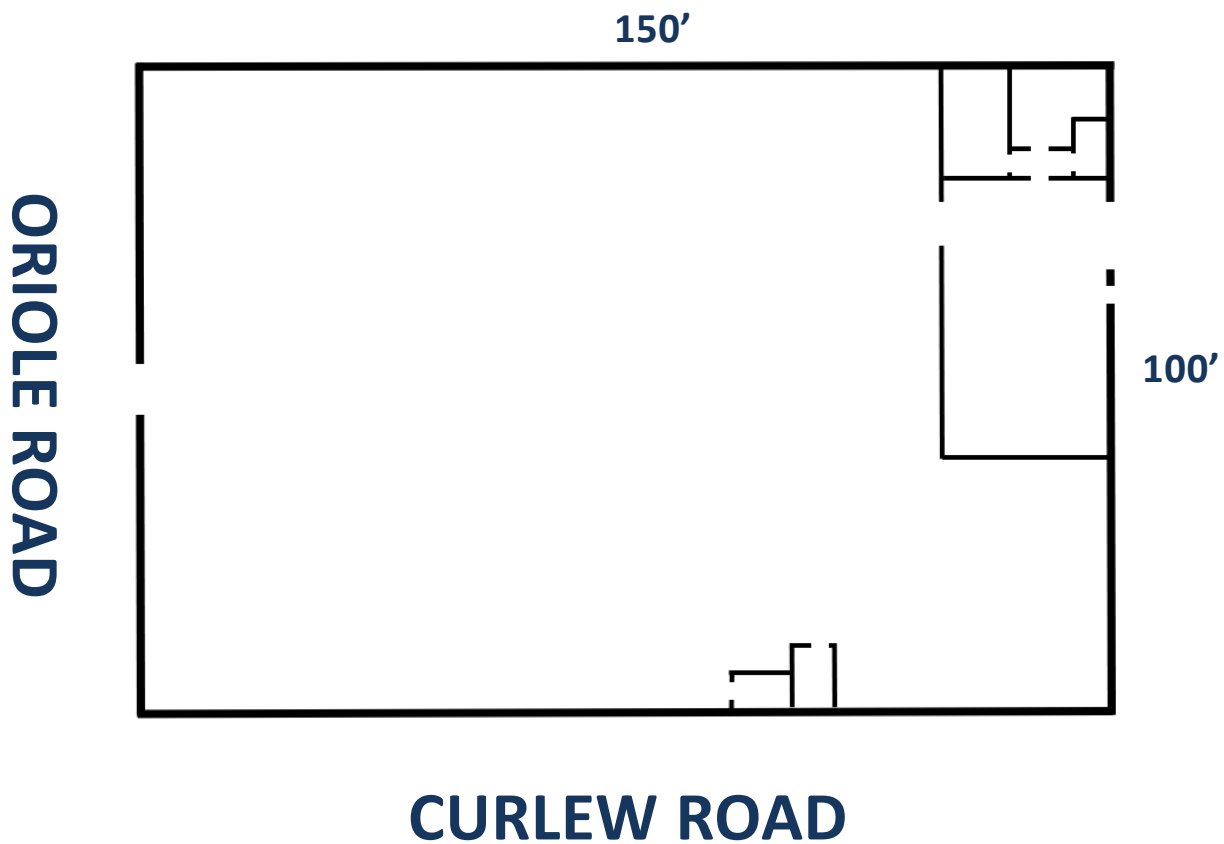
Property Description

The retail building has a leasable area of approximately 15,000sf. The main floor area includes open retail space, a shipping/receiving area, an office, two washrooms, a utility room, and a staff break room / kitchenette. The shipping / receiving area has an 11 ft high x 10 ft wide overhead door and is essentially unfinished with concrete floor. Based on BC Assessment information, the main retail building was constructed circa 1971, however it has undergone renovations and updates over the years. The building structure is concrete block. The main retail building is finished with painted concrete, and a painted stucco street elevation with decorative parapets. There are approximately 14 marked parking stalls on the subject property.

Floor Plan and Basic Lease Details

Tenant	Term	Leasable Area sf±	Expiry Year	Net Rent per sf± ¹	Net Rent per Year± ¹
MTF Mainland Distributers Inc.	5 Years	15,000	2027	\$16.22	\$243,228

[1] Net rent per lease as of July 2025, increases approximately 3% per year for balance of lease



Tenant Summary: Big Box Outlet Store

MTF Mainland Distributers Inc. is doing business as Big Box Outlet Store (BBOS). Their long history of success provides a stable tenancy to help make this asset an excellent investment opportunity. BBOS has over 20 locations across British Columbia and Alberta, and has been Canadian family owned since 1985. BBOS specializes in overstocked, open box, and closeout products, and has capitalized on consumer demand for value-driven shopping experiences, positioning itself as a go-to destination for budget-conscious shoppers. BBOS continues to expand to meet their demand, having just opened a new location in West Kelowna in November of 2024.



Additional Information

The following documents are available by clicking on their corresponding links:

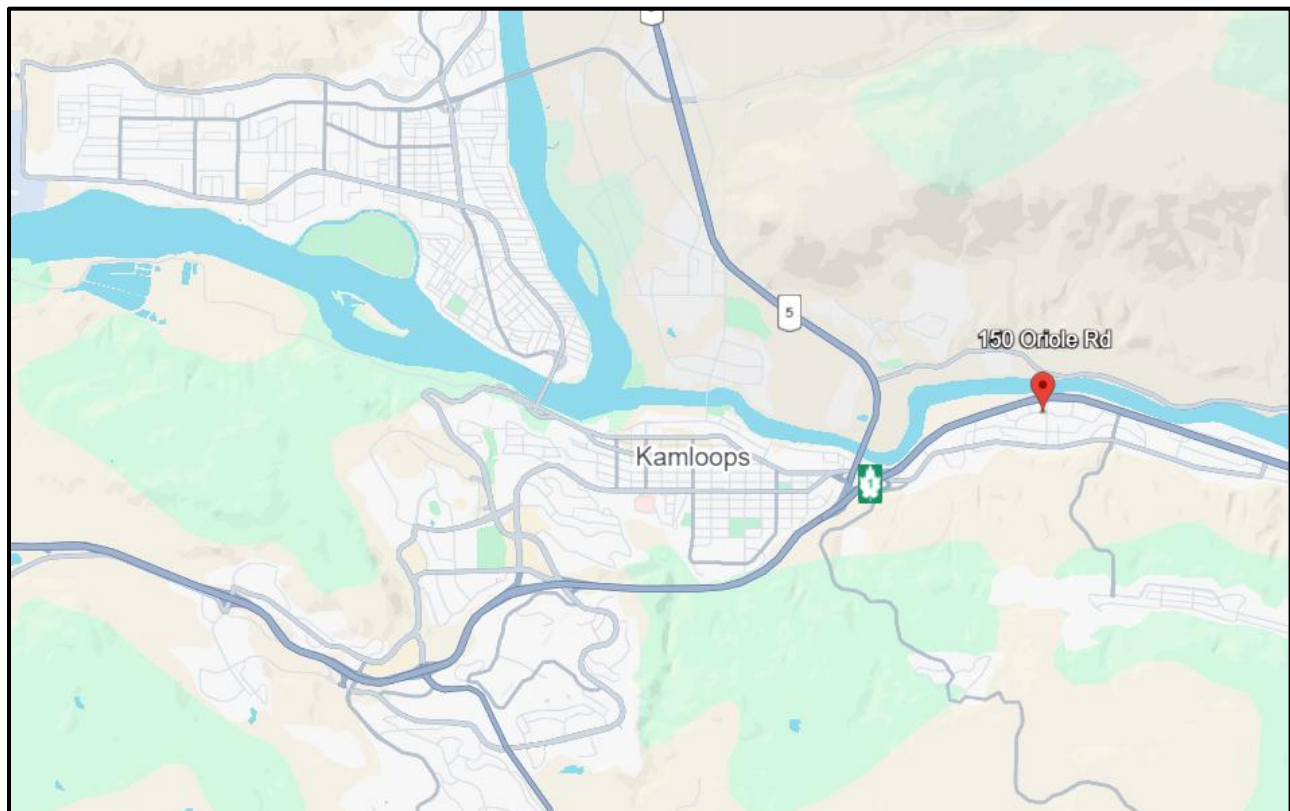
- | | |
|--------------------|---|
| 2025 BC assessment | https://www.dropbox.com/scl/fi/y3e41196m6yyfd4i7nfje/2025-BC-Assessment.pdf?rlkey=vyqdnuc3s0b4t6heb99qg1cg2&st=1xqnp07u&dl=0 |
| Title Search | https://www.dropbox.com/scl/fi/zx9lg54rkt1yjgg8xb9yl/2025-title-search.pdf?rlkey=3vooom1icf2s0spcm7cy3yveb&dl=0 |

Property Disclosure Statement, Site Profile Form, lease, financial statements, operating costs, existing service agreements, and triple net budget are available upon receipt of a signed Confidentiality Agreement (See page 16/17 of this brochure).

Kamloops Information and Area Map



With an estimated population of 107,941 in 2024, Kamloops is the second largest city in the Thompson/Okanagan region of British Columbia (Stats Canada). Kamloops' population has been increasing by approximately 1.5% per year, according to census data. Ideally located in the heart of British Columbia's sunny Southern Interior, it is easily accessed by road, air, and rail, approximately a 3.75 hour (354 km) drive from Vancouver, 7 hour (620 km) drive from Calgary, and 2.25 hour (166 km) drive from Kelowna. Over the next 20 years (to 2044), Kamloops' population is anticipated to reach 140,281 residents (BC Stats).



Aerial Perspectives with Approximate Lot Area



SAT VIEW FROM SOUTH PERSPECTIVE



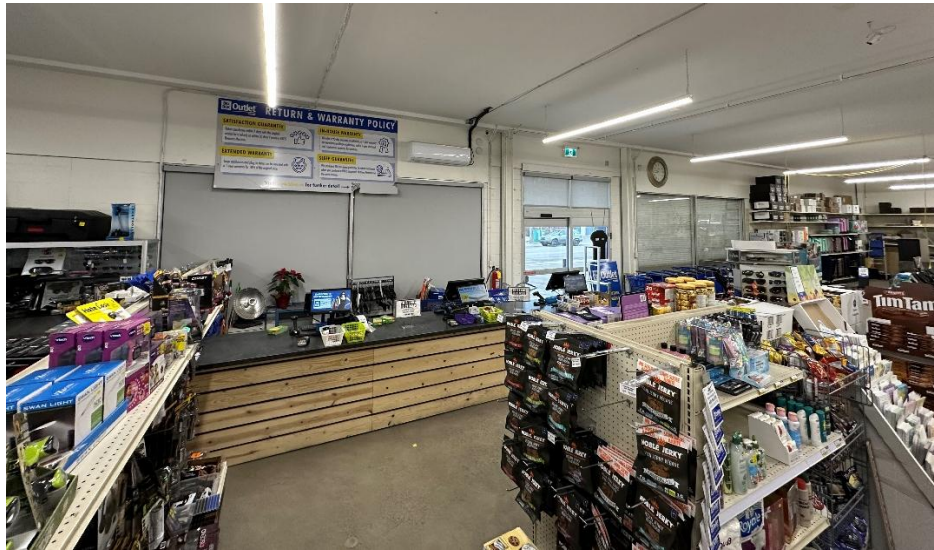
AERIAL VIEW FROM SOUTH-EAST PERSPECTIVE

Site Layout / Approximate Floorplan

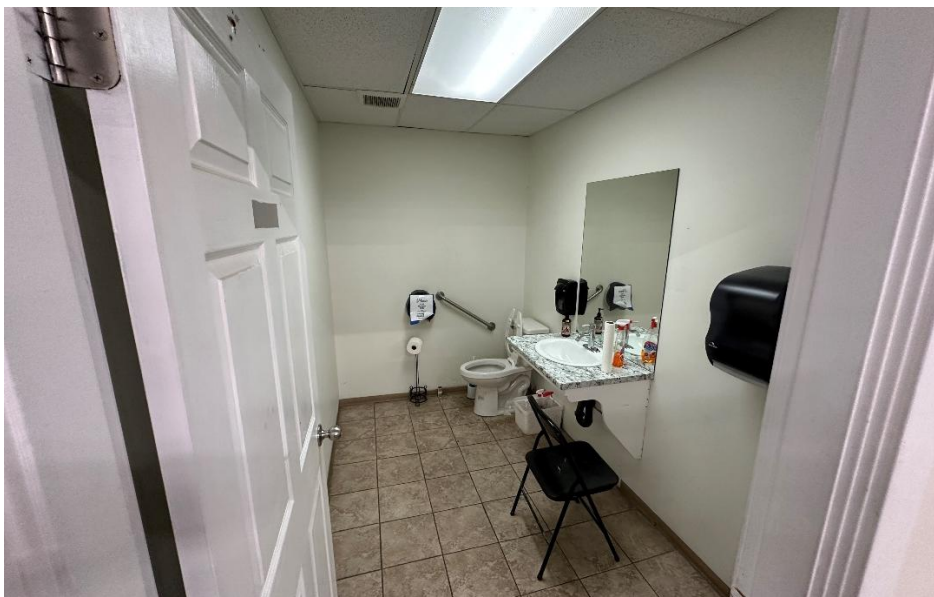


AERIAL VIEW FROM EAST PERSPECTIVE

Main Showroom Photos



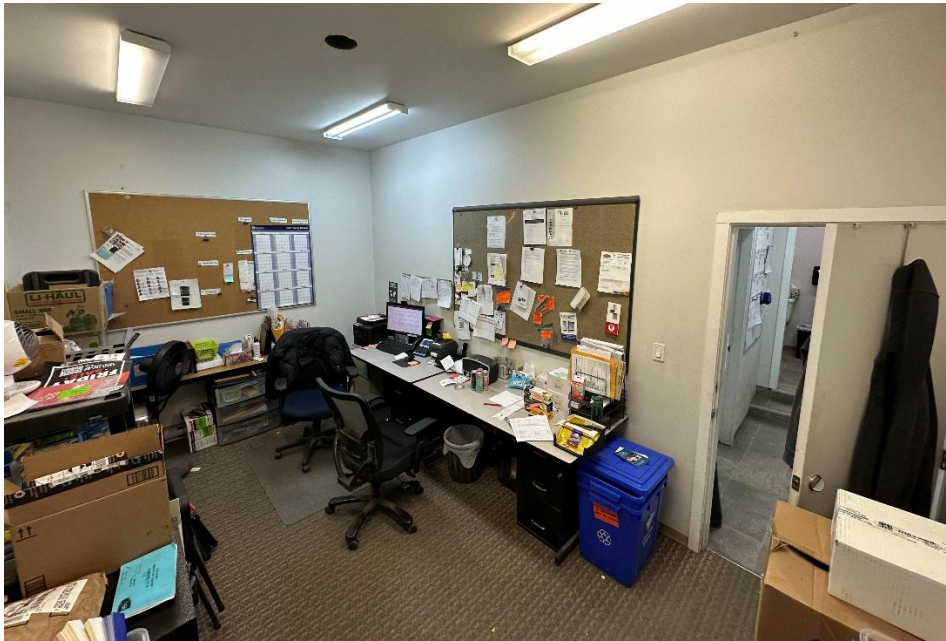
Main Showroom Photos: Continued



Shipping / Receiving Area (with 11'x 10' Bay Door)



Staff Area



Property Report

PROPERTY INFORMATION REPORT

Jan 23, 2025



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

150 ORIOLE RD

[Property Information Portal](#)



Parcel Description and Location

Legal Description: PL 14317 LT B DL 235

Lot Size (approx.) - Sq. m: 2363.21

District Lot: REM LOT B

Neighbourhood: VALLEYVIEW

Heritage Property: N/A

Nearby Facilities: [LAUNCH MAP](#)

Sq. feet: 25437.55

Garbage Collection Zone: [ZONE 5](#)

Nearest Bus Stop
(direct distance): 64 m

Nearest Hydrant
(direct distance): 2 m

Population Estimate: 0.0

Approx Elev: 343 m

Acre: 0.58 **Ha:** 0.24

School Catchment Info:

[SD73 School Locator](#)

Tax Exempt Property: Yes

EnerGuide Label: N/A

Planning and Zoning

[City Planning Webpage](#)

Zoning: [C1](#)

Site Specific Zoning: N/A

Business Improvement Area: EAST KAMLOOPS

200 Year Floodplain Coverage: [100.0%](#)

20 Year Floodplain Coverage: [100.0%](#)

Water District: CITY OF KAMLOOPS

Development Permit Area:

Silt Bluff Development Permit Area: N/A

Riparian Area (Intersect): No

Agriculture Land Reserve Coverage: None

Land Use Classification: COMMERCIAL

Development Plan (Intersect): N/A

Applications, Permits and Licences (Active Only)

[City Development Webpage](#)

Folio:	Development Application No:	Development Application Type:
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Folio:	Development Permit No:	Development Permit Purpose:	Application Date:	Issued Date:
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Business Name:	Description:	Category Code:
BIG BOX OUTLET STORE	RETAIL SALES	26

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

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.

Confidentiality Agreement

RE: 150 Oriole Road, Kamloops (the "Property")

We, _____ (the "Purchaser"), have requested from
Norah Investments Ltd. (the "Vendor") and Corporate Accord Realty Ltd.
(the "Agent") confidential information relating to the Property.

For good and valuable consideration provided by the Vendor and the Agent (including, without limitation, the delivery of a Confidential Information Memorandum (the "CIM"), the receipt and sufficiency of which consideration is hereby acknowledged, we agree with the Vendor and the Agent to comply with all of the provisions of this Agreement. We and our Representatives (as defined below) shall keep confidential any and all Confidential Information (as defined below) provided to us by the Vendor or the Agent, and shall not disclose any Confidential Information to any Person other than our Representatives. We and our Representatives shall utilize the Confidential Information only to evaluate our potential purchase of the Property from the Vendor (the "Proposed Transaction"). "Confidential Information" means all information (whether in oral, graphic, written, or electronic form) relating to the Vendor or the Property that is not publicly available (including without limitation, the CIM and the leases/tenancy agreements for the Property) and all analyses, summaries, compilations, data, notes, studies, and other documents or records prepared by us or our Representatives containing or based upon, in whole or in part, any such information. "Person" means any individual, corporation, company, trust, group, partnership, government, government's agency or authority, or any other entity whatsoever.

We may disclose Confidential Information to our officers, directors, employees, legal advisors, and financial advisors (collectively, "Representatives") only to the extent they need to have such Confidential Information for the purpose of evaluating the Proposed Transaction. We shall inform each such Representative of the provisions of this Agreement and we shall cause such Representative to comply with all provisions of this Agreement. We shall be responsible for any acts or omissions of our Representatives that constitute a breach of this Agreement. We also agree that any fees, expenses, and other amounts payable to legal, financial, or other third party advisors retained by us, or who act on our behalf, will be paid by us.

We agree that we will not, without the prior written consent of the Vendor or the Agent, disclose to any other Person other than Representatives the fact that: any Confidential Information has been made available to us, this Agreement has been entered into, and **discussions or negotiations are taking place** concerning the Property or the Proposed Transaction. Further, we agree that we will not, without the prior written consent of the Vendor or the Agent, disclose to any other Person other than Representatives any of the terms, conditions, or other facts with respect thereto (including the status of such discussions or negotiations thereof).

We agree that, upon the Vendor's request, we and our Representatives shall return all Confidential Information (including the CIM). We further agree not to make copies of the Confidential Information (including the CIM), without the Vendor's prior written consent. We also agree that we and our Representatives shall not use the Confidential Information in any way detrimental to the Vendor, any parties assisting the Vendor, or any tenant of the Vendor. We agree that (i) the CIM and all of the other information with respect to the Property being delivered to us by or on behalf of the Vendor or the Agent is subject to the limitations on liability and disclaimers for the protection of the Vendor and the Agent contained in the CIM, and (ii) we and our Representatives are bound by such provisions.

RE: Confidentiality Agreement

We agree to indemnify and save harmless the Vendor, any tenant of the Property, and the Agent from all claims, losses, damages, and liabilities whatsoever (including legal fees and disbursements) arising out of a breach by us or any of our Representatives of this Agreement. In addition, we agree that monetary damages will not be a sufficient remedy and that the Vendor and the Agent shall be entitled to seek preliminary and permanent injunctive relief in the event of a breach or threatened breach of this Agreement, as well as all other applicable remedies at law or equity. This Confidentiality Agreement shall be binding upon the undersigned and all of our subsidiaries, affiliates, and/or related Persons and shall be governed by the laws of British Columbia.

Please sign below and return this letter to Cam@CorpAccord.com to indicate that you agree to be strictly bound by the foregoing conditions and that you acknowledge your Agreement to do so constitutes a material inducement to Vendor and Agent to send the Confidential Information to you.

The Vendor accepts, acknowledges, and agrees to the terms as referenced herein as of 1/28/2025.

Per:

Signed by: <i>Mark Funk</i> C:\MSOFT\PROCC\

Vendor Signature

Mark Funk

Signatory Name

The Purchaser accepts, acknowledges, and agrees to the terms as referenced herein as of _____.

Per: _____
Purchaser Signature

Signatory Name

Email Address

Phone Number

TO BE COMPLETED ONLY IF THE PURCHASER IS BEING REPRESENTED BY A REALTOR / BROKER:
The Purchaser's Agent accepts, acknowledges, and agrees to the terms as referenced herein as of _____.

Per: _____
Purchaser's Agent Signature

Signatory Name

Email Address

Phone Number

Signatory Brokerage